

LARGE LOT MAP
1" = 1000'

TENT. TRACT NO. 72126

FUTURE EMERGENCY VEHICLE ACCESS

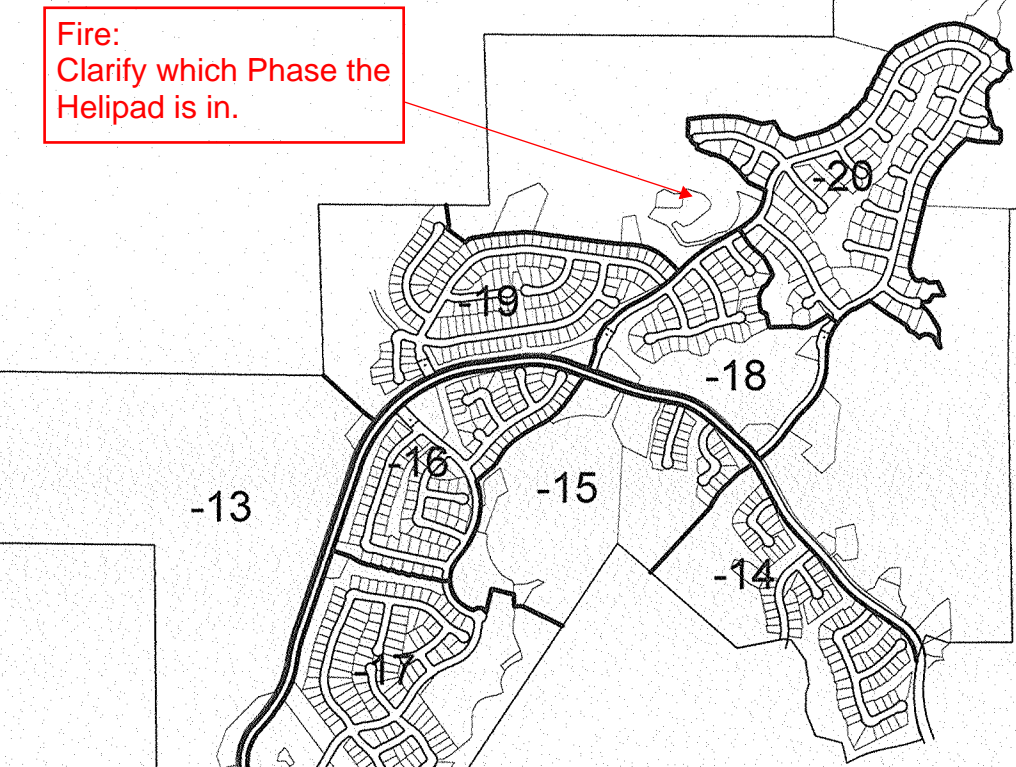
EX. WELL (CAPPED & ABANDONED)
PER DEPT. OF OIL & GAS

TENT. TRACT NO. 52455 (APPROVED)

TENT. TRACT NO. 52455 (APPROVED)

Unit Phasing Breakdown						
Unit Phasing	DWELLING UNITS	GROSS AC.	NET AC.	NON-URBAN		%
				REQ'D @ 70% OS (Ac.)**	PROVIDED	
51644-12	0	725.2	710.4	497.3	710.4	± 213.1 142.9
51644-13	0	155.2	155.2	108.6	155.2	± 239.7 142.9
51644-14	85	46.3	26.2	38.3	27.0	± 286.4 143.0
51644-15	24	56.9	51.3	35.9	54.1	± 286.6 143.5
51644-16	115	37.9	7.5	5.3	5.1	± 286.4 143.1
51644-17	210	82.6	23.9	15.1	15.4	± 286.5 141.9
51644-18	50	38.4	22.1	15.5	23.6	± 294.6 142.2
51644-19	159	64.8	26.3	18.4	25.9	± 302.1 142.2
51644-20	137	67.1	11.0	7.7	8.9	± 303.3 141.8
Total	820	1274.4	1001.9	722.3	1023.6	± 303.3

**70% OS REQUIRED PER SPECIFIC PLAN.

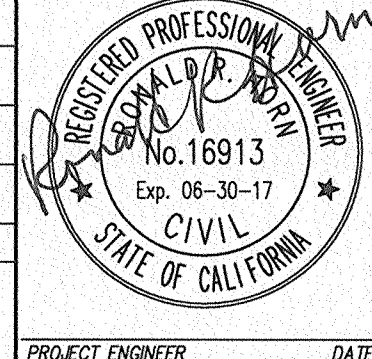


PHASING MAP
N.T.S.

PREPARED FOR: BLC TESORO LLC 100 BAYVIEW CIRCLE, STE 2200 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL: 949-945-2292	WATER QUALITY PACE ENGINEERING 17520 NEWHOPE ST. STE #200 FOUNTAIN VALLEY, CA 92708	SOILS ENGINEER & GEOLOGIST RMA GEOSCIENCE, INC. 9854 GLENDALES BLVD. SUN VALLEY, CA 92266	LAND PLANNING PLACEWORKS 3 MACARTHUR PLACE, STE 1100 COSTA MESA, CA 92626	ENVIRONMENTAL PSOMAS 3 HUTTON CENTER DR. STE #200 SANTA ANA, CA 92707	LANDSCAPING BRIGHTVIEW DESIGN GROUP 8 HUGHES, SUITE 150 IRVINE, CA 92618
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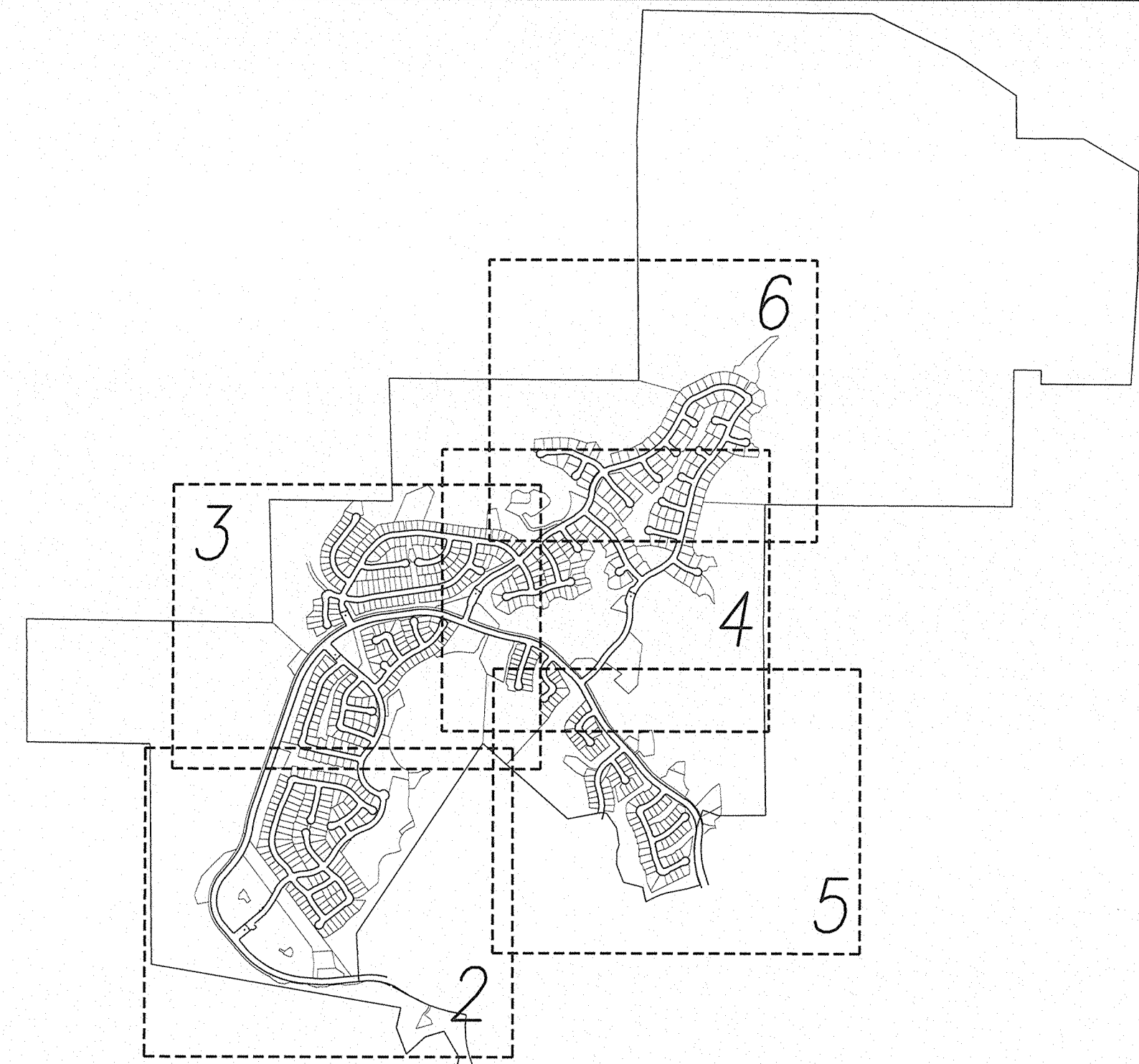
LEGAL DESCRIPTION:
27, 28, 33 AND 34, TOWNSHIP 5 NORTH,
RANGE 16 WEST, SAN BERNARDINO
MERIDIAN TOGETHER WITH PORTIONS OF
RANCHO SAN FRANCISCO RECORDED IN
BOOK 1, PAGES 521 AND 522 OF
PATENTS IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY.

7	4-11-17	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 12-8-16.			
6	10-25-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 9-2-16.			
5	4-19-16	REVISE PER SUBDIVISION COMMITTEE MEETING DATED 7-28-16.			
4	12-22-15	REVISE MAP TO THE SUBDIVISION COMMITTEE MEETING DATED 12-22-15.			
3	9-20-10	CLARIFY STREET NAMES, MOUNTAIN DATE LOG, REV. TRAIL SYSTEM, ADD LINE OF SIGHT, HED-SPOT.			
2	2-17-10	FROM THE DIVISION AS ALTERNATE AND MEDIAN, CALL OUT 241 DITS AS > 1 AC, REDUCE DITS			
1	11-04-08	ADDED EXISTING WATER TANK LOTS AND RENUMBERED LOTS PER PHASING MAP. ADDED DESKING			
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DATE	REVISION		BY	APP	
SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE:	DWG. NO.	SHEET OF
			05/18/1999	5093-023-05E	1 9



15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



KEY MAP
N.T.S.

PROJECT SUMMARY

TOTAL LOT AREA: 1795 ± acres
REVISED AREA: 1274.4 ± acres PLANNING AREA B, C, AND PORTION OF A.
TOTAL REMAINING DWELLING UNITS: 820 RESIDENTIAL UNITS (INCL. 365 SENIOR'S UNITS)
TOTAL NO. OF LOTS: 798
DENSITY: ±1.06 du/ac (1897 DU / 1795 AC).
PROPOSED AND EXISTING ZONING: A-2-2
PROPOSED AND EXISTING LAND USE: U1, HM, N1 & W (OLD SCVAGP)
GRADING: CUT 9.4 MILLION CY, FILL 9.4 MILLION CY (BALANCED ON SITE)
OPEN SPACE: TOTAL OPEN SPACE IN AREA B IS 983.8 AC. (MANUFACTURED 103.0 AC/ NATURAL 880.8 AC)
ASSESSOR'S MAPS: APN # 3244-159-034 & 046 POR, 3244-160-ALL PARCELS ON SHT. 1, 3244-160-043 & 048 ON SHT. 2, 3244-161-ALL PARCELS, 3244-162-ALL PARCELS, 3244-163-ALL PARCELS, 3244-164-ALL PARCELS.

NOTES

- UNDER THE PROVISIONS OF THE CURRENT GENERAL PLAN, SINCE THIS MAP WAS ACTIVE PRIOR TO ITS ADOPTION, IT CAN BE PROCESSED UNDER THE PREVIOUS RULES WHICH INCLUDE USING THE PREVIOUS LAND USE & ZONING DESIGNATIONS.
- PERMISSION IS REQUESTED TO ADJUST AND CREATE ADDITIONAL OPEN SPACE LOTS ON THE FINAL MAP.
- ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE REQUESTED.
- PREVIOUS CASES ARE CUP 92-074, ZC 92-074 AND GPA 92 - 074 AND ARE STILL IN EFFECT.
- ALL 1077 DUS IN PLANNING AREA "A" HAVE BEEN BUILT. THE MASTER CUP 92-074 ALLOWS FOR A TOTAL OF 1791 DUS WITHIN THE ENTIRE LIMITS OF TRACT NO. 51644. THIS EXCLUDES THE ADDITIONAL SENIOR UNITS WHICH ARE PERMITTED PER 22.52.1830
- A DENSITY CONTROLLED CUP HAS BEEN FILED CONCURRENTLY TO INCREASE THE NUMBER OF UNITS IN PLANNING AREA B AND C.
- PERMISSION IS REQUESTED FOR PRIVATE AND FUTURE STREETS IN PLANNING AREA B AND C.
- INDIVIDUAL RESIDENTIAL LOTS WHICH HAVE O/S AREA, WILL HAVE AN EASEMENT GRANTED TO THE HOA FOR BUILDING RESTRICTIONS, MAINTENANCE AND OPEN SPACE RIGHTS.
- AN LAD WILL BE FORMED FOR COMMON AREA MAINTENANCE AND AN HOA WILL BE FORMED FOR ALL O/S LOTS.
- ALL NATURAL AND MANUFACTURED TRAILS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
- ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT AND ALL MULTI-FAMILY WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
- PERMISSION IS REQUESTED FOR UNIT PHASING AND TO HAVE THE ABILITY TO MODIFY THE NUMBER OF PHASES AND SEQUENCE AS NEEDED.
- ALL DEBRIS BASINS SHOWN ARE PUBLIC AND TO BE MAINTAINED BY LACFCD.
- ALL WATER QUALITY BASINS TO BE PRIVATELY MAINTAINED BY THE HOA.
- ALL STREETS LOCATED "BEHIND" THE GATES ARE TO BE PRIVATE AND FUTURE EXCEPT WHERE CALLED OUT.
- ALL STREET CURB RADIUS ARE 25' OR OTHERWISE STATED IN THE PLAN.
- OIL WELL (TEXACO, INC. WAYSIDE CYN. UNIT TRACT B PER 1989 MUNGER MAP) LOCATED ADJACENT TO "P" STREET HAS BEEN ABANDONED AND CAPPED PER DEPT. OF OIL AND GAS STANDARDS.
- ALL PROPOSED WALLS REGARDLESS OF HEIGHT ARE CALLED OUT.
- ALL GRADING IS APPROXIMATE AND SUBJECT TO MINOR MODIFICATION OF ± 3' PRIOR TO THE RECORDATION OF THE FINAL MAP SUBJECT TO THE SATISFACTION OF REGIONAL PLANNING AND PUBLIC WORKS.
- SEA 19 HAS BEEN REDESIGNATED UNDER THE CURRENT GENERAL PLAN AS SEA 20
- ALL SLOPES ARE A MAX OF 2:1
- REQUEST PERMISSION TO RECORD A LARGE LOT PARCEL MAP FOR SALES AND FINANCING PURPOSES.
- THERE IS A TOTAL OF 140 ORDINANCE OAK TREES (8" DIAMETER) ON SITE. 11 TREES ARE PROPOSED FOR REMOVAL (705, 812-820 & 822). 1 TREE IS PROPOSED TO BE ENCROACHED UPON (811). TREES NUMBERS 701-703, 707-810, 823-870 ARE TO BE SAVED.
- NOTE: THE 12 TREE #S: 704, 705, 728, 736, 736-742, 821, 829 & 830 ARE NOT ORDINANCE TREES
- ALL OAK TREES WITHIN 200' OF ANY DEVELOPMENT INCLUDING GRADING ARE SHOWN AND LABELED.
- THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY RESULT IN REVISING PLANNING DOCUMENTS BY THE DEPARTMENT OF REGIONAL PLANNING.
- APPROXIMATE TOTAL TRAIL LENGTH 53,000 LINEAR FEET TO BE DEDICATED TO THE COUNTY.

PLANNING AREA SUMMARY / INDEX SHEET

	TOTAL LOT	LOT NO.	ACREAGE	SHT. NO.
RESIDENTIAL LOTS	318	1716-2033	58.9 Ac.	(SHT. 2,3,4,5,6)
ESTATE LOTS	137	2034-2170	40.7 Ac.	(SHT. 4,6)
SENIOR RESIDENTIAL LOTS	241	2171-2411	46.8 Ac.	(SHT. 2,3)
SENIOR VILLA LOTS	3	2412-2414	18.8 Ac.	(SHT. 2)
BASIN LOTS	18	2415-2430	15.9 Ac.	(SHT. 2,3,4,5,6)
WATER QUALITY BASIN LOTS	10	2431-2440	7.3 Ac.	(SHT. 2,3,4,5,6)
EXIST. TANK LOTS	2	2441-2442	4.4 Ac.	(SHT. 4,5)
PROP. TANK LOTS	1	2443	0.6 Ac.	(SHT. 3,4)
HELIPAD LOT	1	2444	2.0 Ac.	(SHT. 4)
STREET	-	-	25.0 Ac.	(SHT. 2,3,4,5)
SENIOR RECREATION AREA	3	2445-2447	0.6 Ac.	(SHT. 2)
SENIOR RECREATION CENTER	1	2448	3.8 Ac.	(SHT. 3)
LINEAR PARK	6	2449-2454	6.4 Ac.	(SHT. 2,3,4,5,6)
PRIVATE PARK	7	2455-2461	5.4 Ac.	(SHT. 2,3,4,5,6)
RECREATION CENTER	1	2462	2.3 Ac.	(SHT. 3)
OPEN SPACE LOTS	26	2463-2488	963.8 Ac.	(SHT. 2,3,4,5,6)
PRIVATE DRIVEWAY LOTS	24	2489-2512	52.8 Ac.	(SHT. 2,3,4,5,6)
TOTAL	798		1274.4 Ac.	

LOT HISTORY

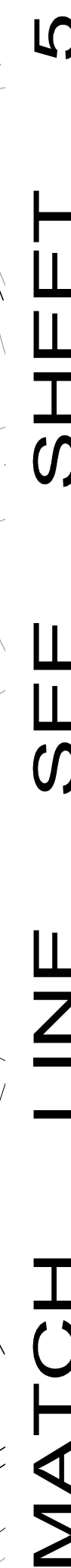
LOTS 1 THRU 714 HAS ALL BEEN RECORDED AS UNITS OF TR. NO. 51644 (AREA A)
LOTS 715-978 WERE ORIGINAL LOT NO'S FOR AREA B
LOTS 977-1710 WERE PREVIOUSLY DELETED PER THE OLD MAP PRIOR TO APPROVAL
LOTS 1711-1713, 1715 ARE RECORDED LOTS IN AREA A & D. (SEE ORIGINAL TRACT MAP)

LOT SIZE MINIMUM

ESTATE LOTS	137
70' X 100'	19
65' X 100'	41
60' X 100'	87
55' X 100'	105
50' X 100'	66
SUBTOTAL	455

SENIOR S.F.	
55' X 100'	87
60' X 100'	87
70' X 90'	67
SENIOR VILLAS (M.F.)	124
SUBTOTAL	365

TOTAL 820

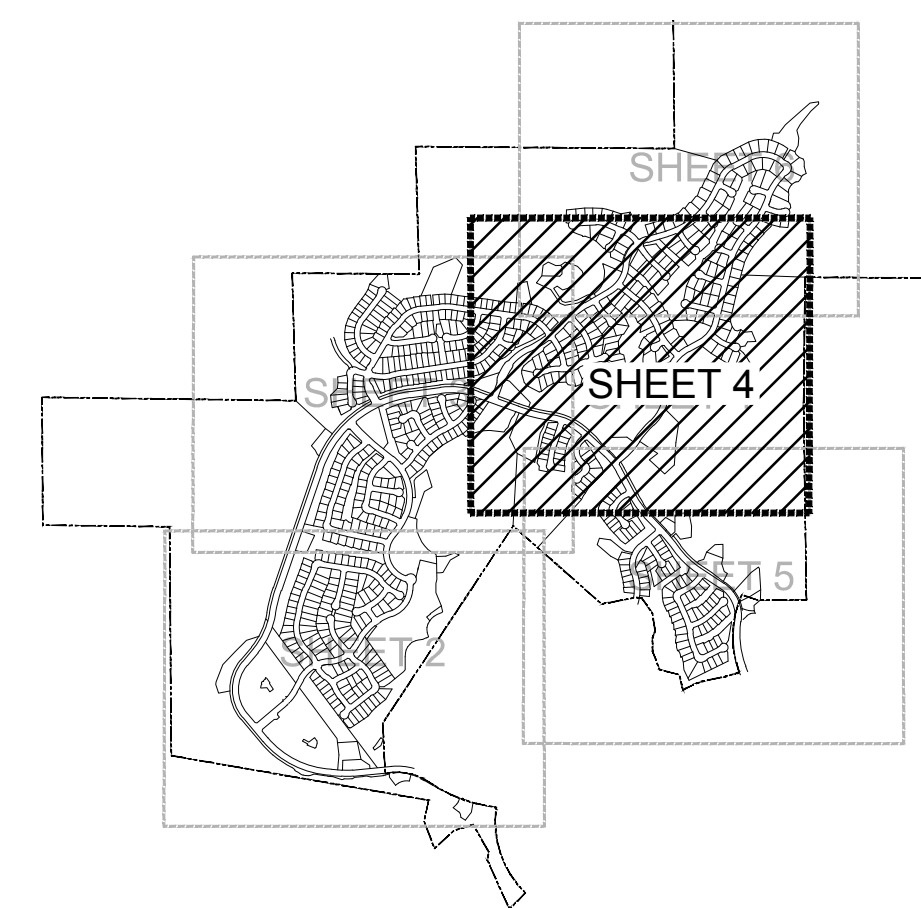


NOTE:
*DEBRIS BASIN TO BE MAINTAINED BY L.A.C.F.C.D.
**WATER QUALITY TO BE MAINTAINED BY ~~HGA OR~~ LA COUNTY (DBAA).
NOT TO BE MAINTAINED BY L.A.C.F.C.D.

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22,
27, 28, 33 AND 34, TOWNSHIP 5 NORTH,
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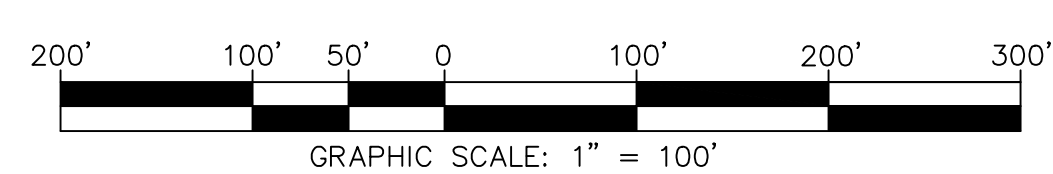
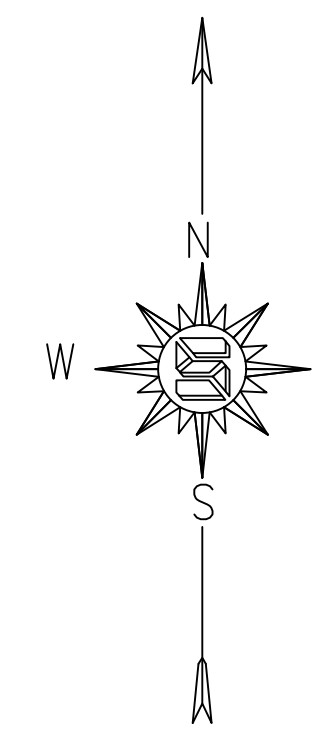
MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



KEY MAP
SCALE: 1" = 2000'



LEGEND	
	PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
	NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
	COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
	RETAINING WALL
	SIGNIFICANT ECOLOGICAL AREA (SEA) LIMIT
	DAYLIGHT LINE
	WATER
	STORM DRAIN
	STORM DRAIN INLET
	RELIEF DRAIN
	SEWER
	PROPOSED GATED ENTRANCE
	TREE NUMBER
	EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY PSOMAS DATED MAR. 2017 (SEE ASSOCIATED OAK TREE PERMIT). (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
	D.B.
	W.Q.B.
	FOT
	FIRE DEPARTMENT TURNAROUND
	EXISTING EASEMENT CALLOUT (SEE SHEET 9)
	PLANNING AREA LINE



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PREPARED FOR: BLC TESORO LLC 100 BAYVIEW CIRCLE, STE 2200 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL: 949-945-2292	WATER QUALITY PACE ENGINEERING 17520 NEWHOPE ST. STE #200 FOUNTAIN VALLEY, CA 92708	SOILS ENGINEER & GEOLOGIST RMA GEOSCIENCE, INC. 9854 GLENDAKS BLVD. SUN VALLEY, CA. 92626	LAND PLANNING PLACEWORKS 3 MACARTHUR PLACE STE 1100 COSTA MESA, CA 92626	ENVIRONMENTAL PSOMAS 3 HUTTON CENTER DR. STE #200 SANTA ANA, CA 92707	LANDSCAPING BRIGHTVIEW DESIGN GROUP 8 HUGHES, SUITE 150 IRVINE, CA, 92618	LEGAL DESCRIPTION BEING PORTIONS OF SECTIONS 21, 22, 27, 28, 33 AND 34, TOWNSHIP 5 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN TOGETHER WITH PORTIONS OF RANCHO SAN FRANCISCO RECORDED IN BOOK 1, PAGES 521 AND 522 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.	REVISION DATE APPROVED BY DATE DWC. NO. SHEET OF 4 9	PROJECT ENGINEER DATE	ENGINEER No. 16913 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA	SIKAND Engineering Planning Surveying	15230 Burbank Blvd. Van Nuys, CA 91411 Tel: (818) 787-8550 Fax: (818) 901-7451 info@sikand.com	MAJOR LAND DIVISION REVISED VESTING TENTATIVE TRACT NO 51644-1 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
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MATCH LINE SEE SHEET 4
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

RECEIVED
DEPT OF REGIONAL PLANNING
TR51644-1 REVISED PG 5 OF 9
12 APR 2017

APPROVED
TENT. TRACT NO. 516189
6/13/12 M. GONZALEZ

LEGEND

- PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
- NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- COUNTY TRAILS (CLIFFIE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
- RETAINING WALL
- SIGNIFICANT ECOLOGICAL AREA (SEA) LIMIT
- DAYLIGHT LINE
- WATER
- STORM DRAIN INLET
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- PROPOSED GATED ENTRANCE
- TREE NUMBER
- EXISTING COAST LIVE OAK - SEE OAK TREE REPORT PREPARED BY PSOMAS DATED MAR. 2017 (SEE ASSOCIATED OAK TREE PERMIT) (SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
- DEBRIS BASIN
- WATER QUALITY BASIN
- FIRE DEPARTMENT TURNAROUND
- EXISTING EASEMENT CALLOUT (SEE SHEET 9)
- PLANNING AREA LINE

820
○ (REMOVED)
○ (SAVED)
D.B.
W.Q.B.
FDT
30

KEY MAP
SCALE: 1" = 2000'

GRAPHIC SCALE: 1" = 100'

200' 100' 50' 0 100' 200' 300'

** OFFSITE AREA TO BE REACQUIRED FROM TESORO DEL VALLE MASTER HOA

NOTE:
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**WATER QUALITY TO BE MAINTAINED BY HOA OR LA COUNTY (DBAA). NOT TO BE MAINTAINED BY L.A.C.F.C.D.

provide concrete swale at toe of slope with enough slope to convey all flow from slope to a proper drainage facility. Typ all slope behind lots

CORNER CUT-OFF SR. DPW. LDD. ROAD

provide well cleaning velocity device slope

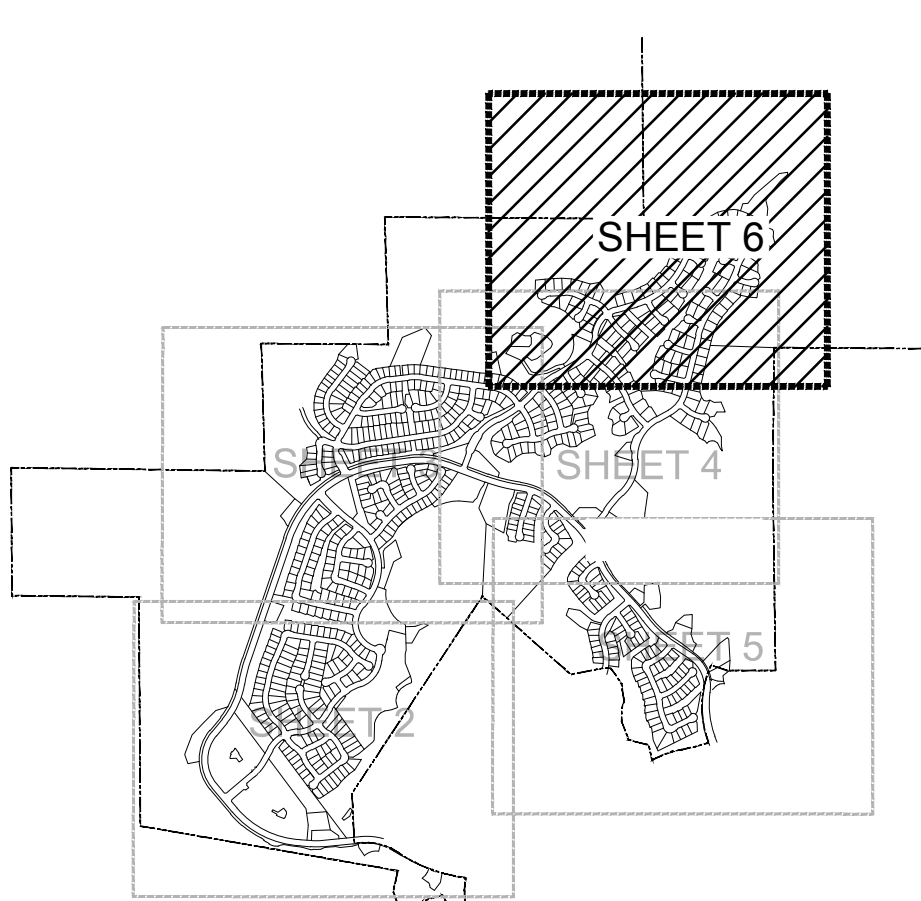
PARK SITE

MATCH LINE SEE INSET "A"












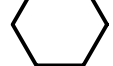








MATCH LINE

INSET "A"

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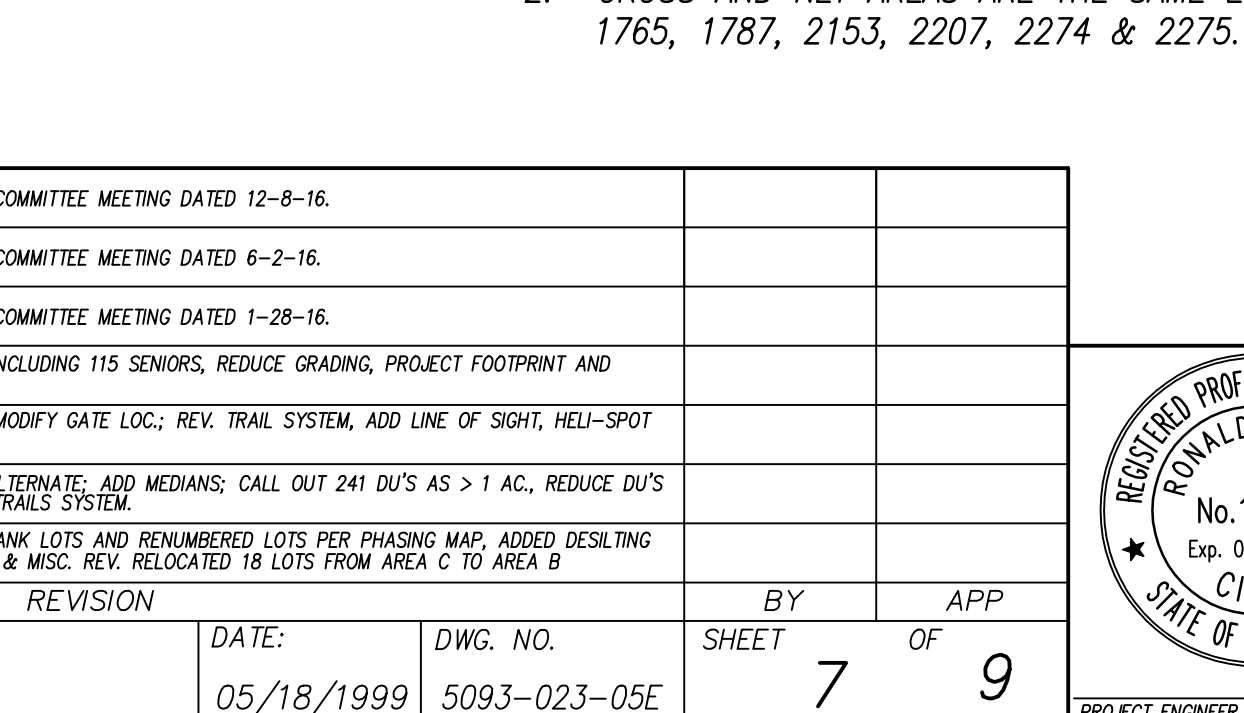
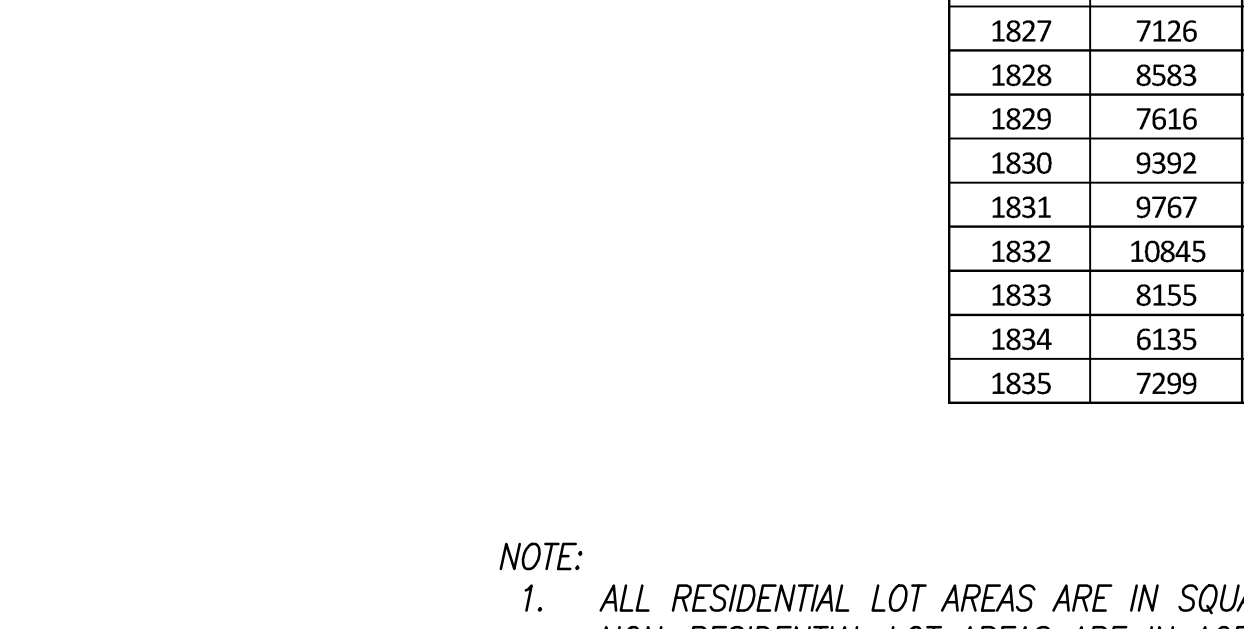
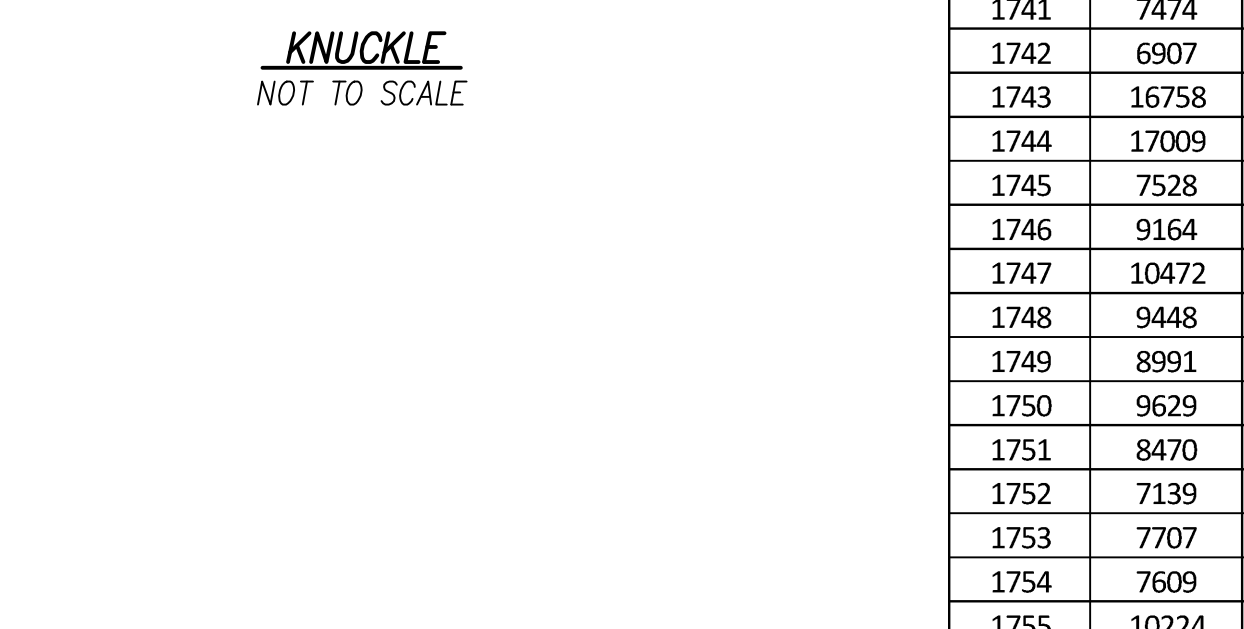
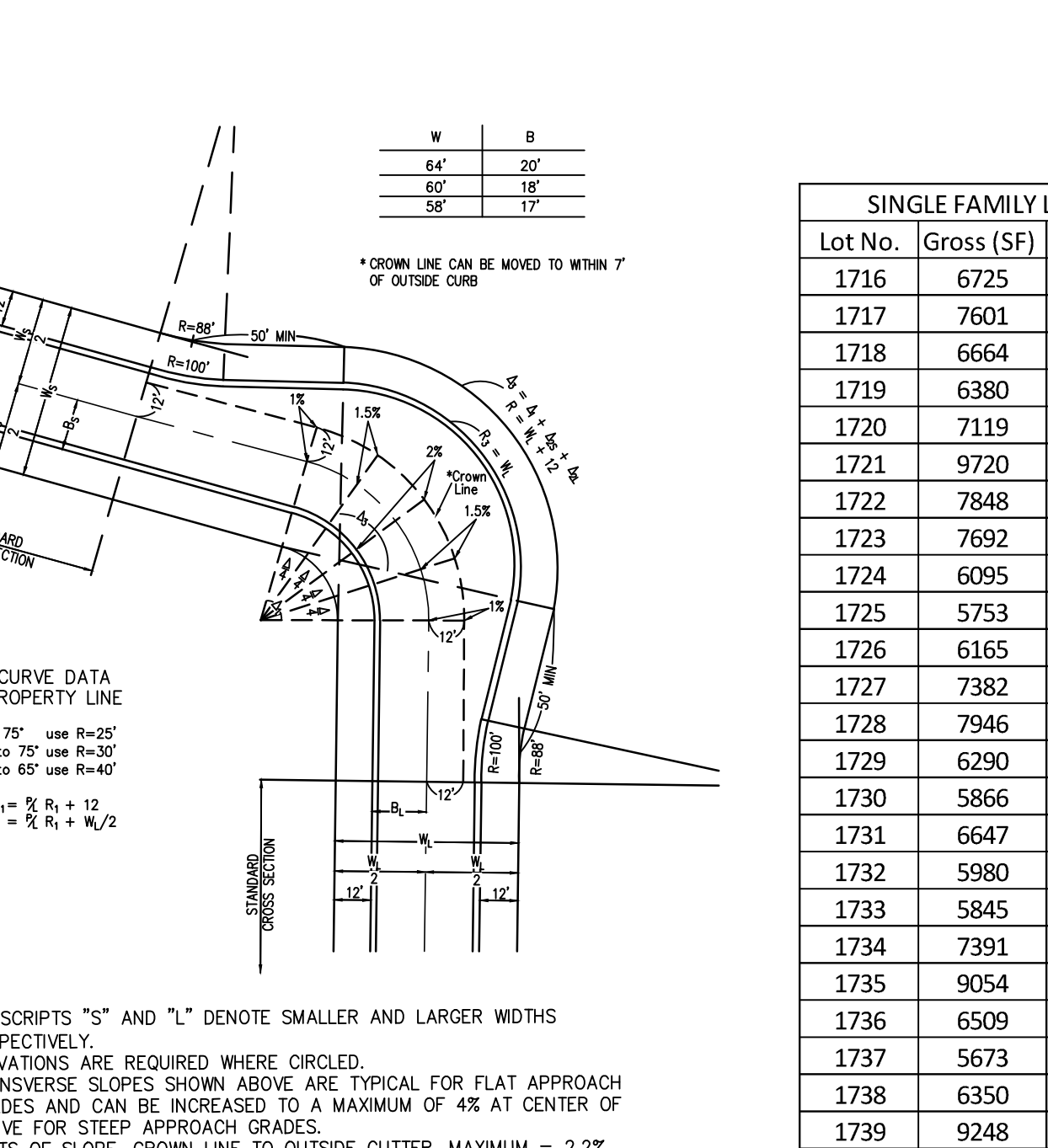
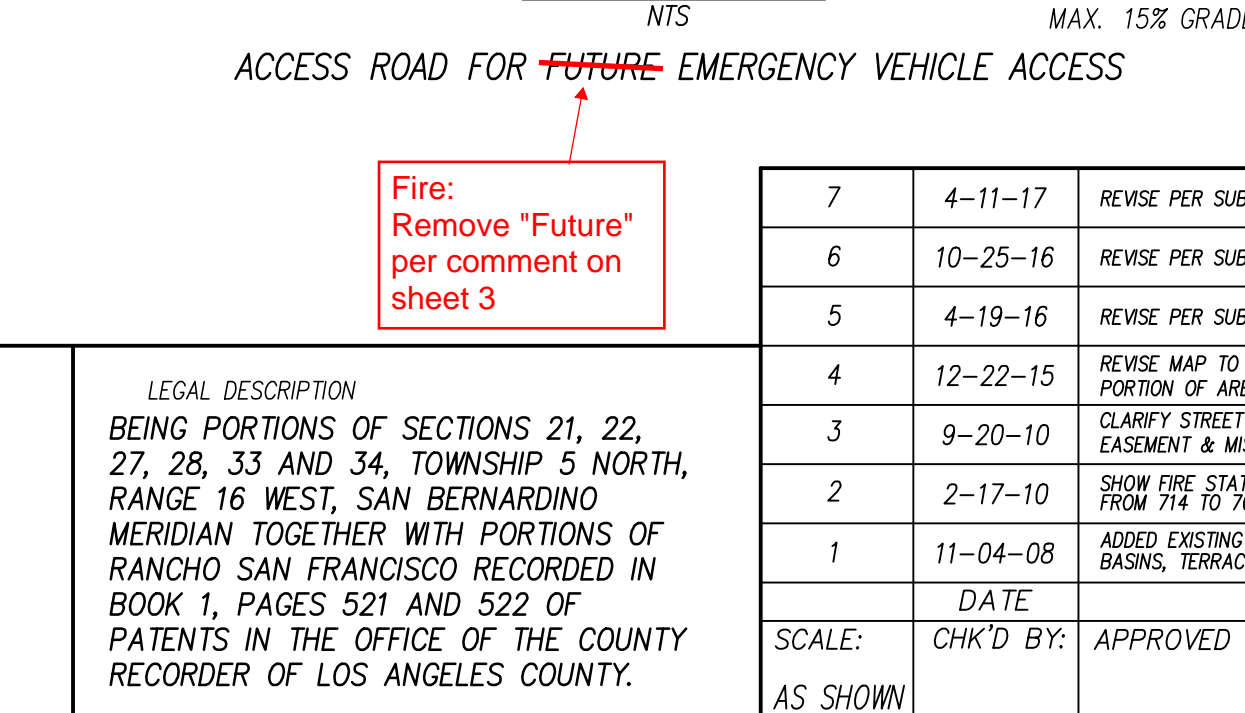
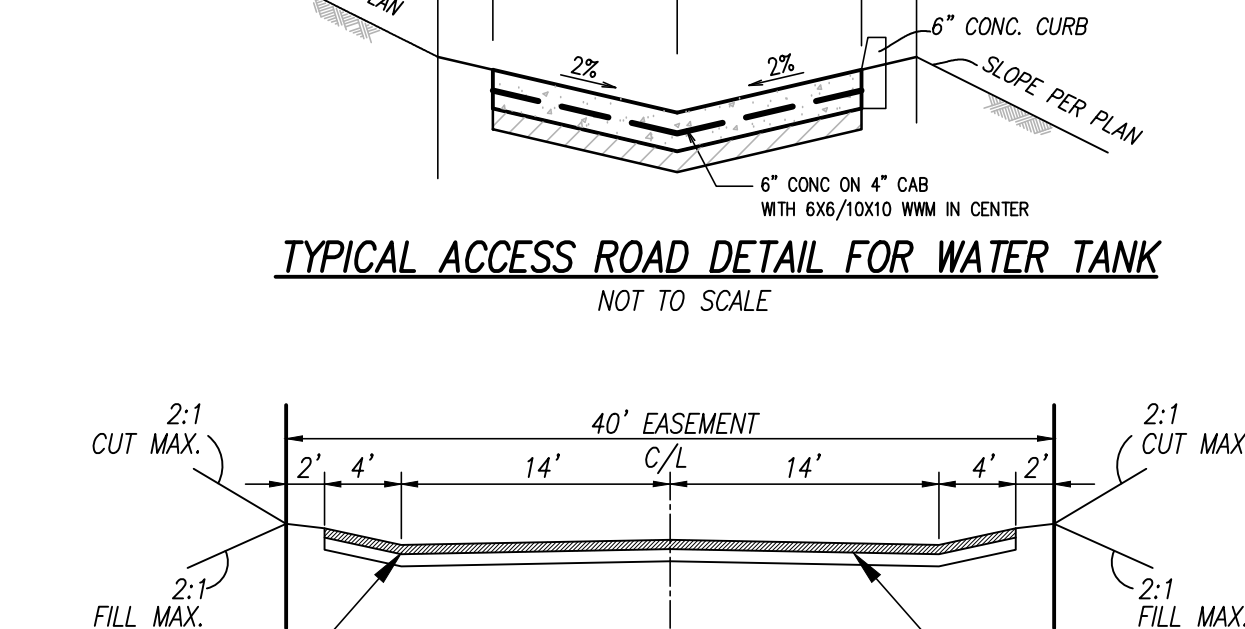
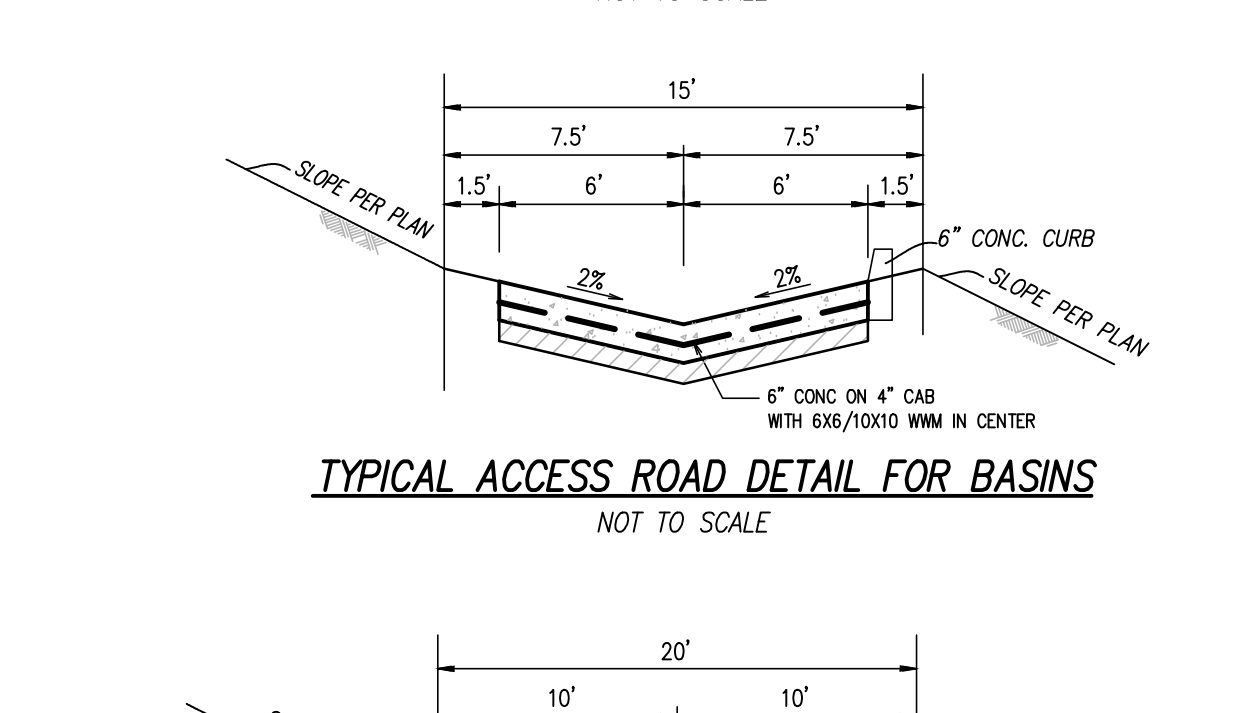
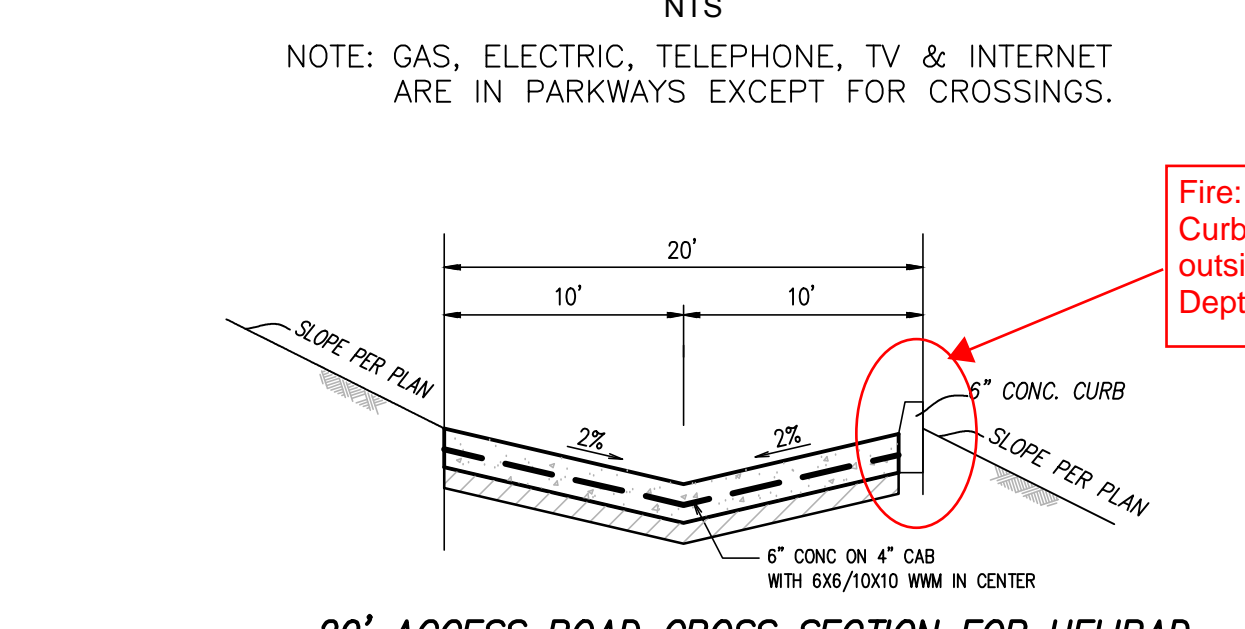
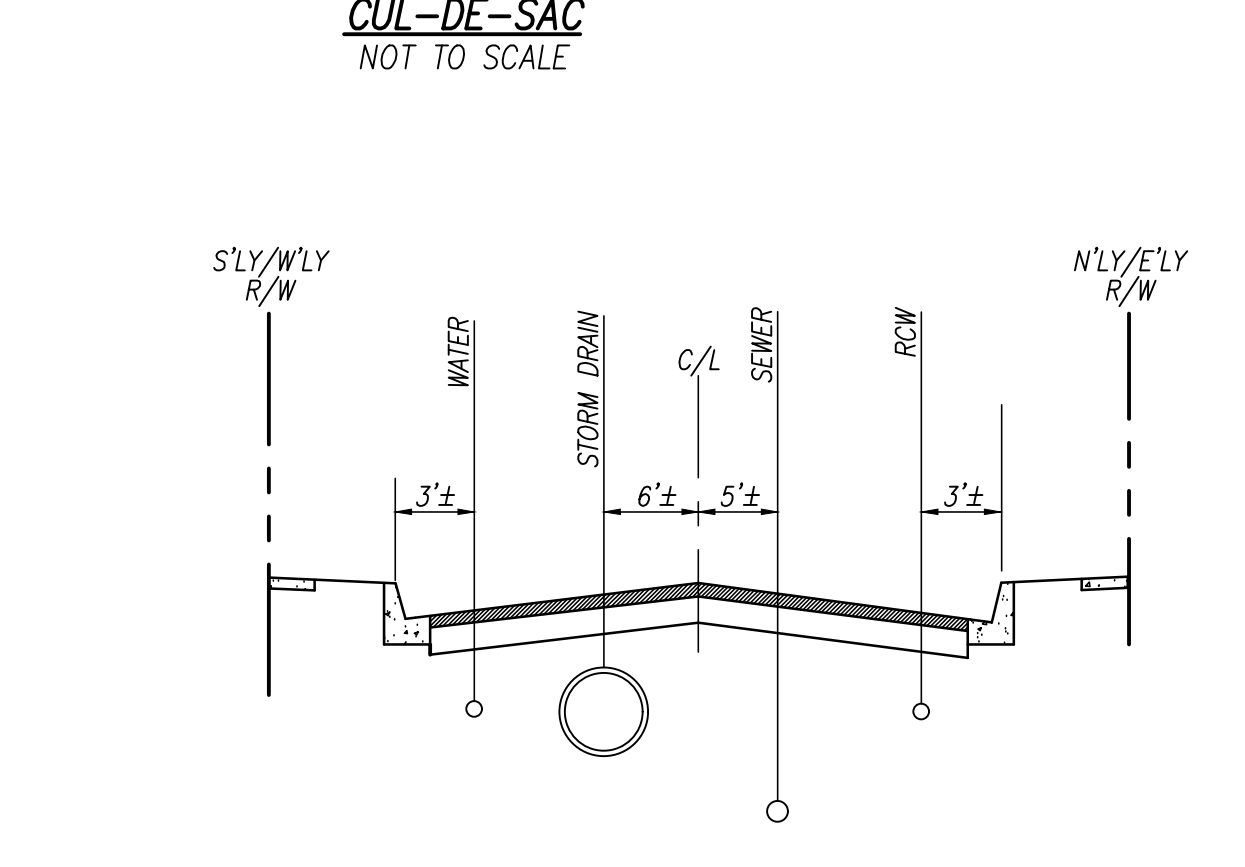
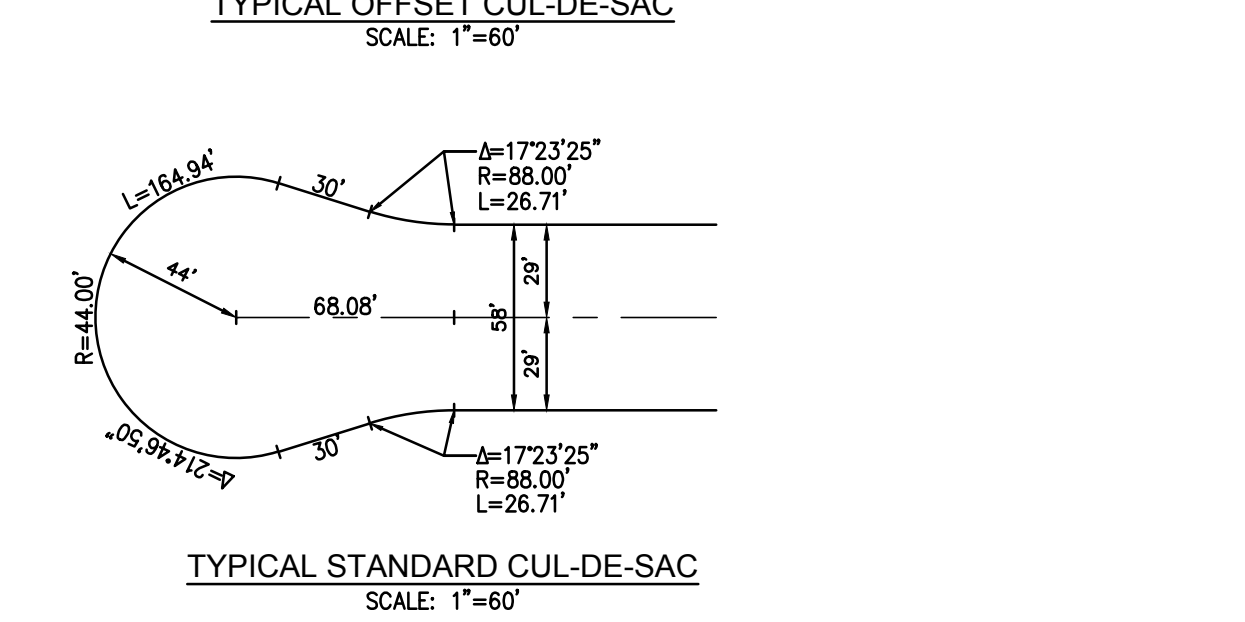
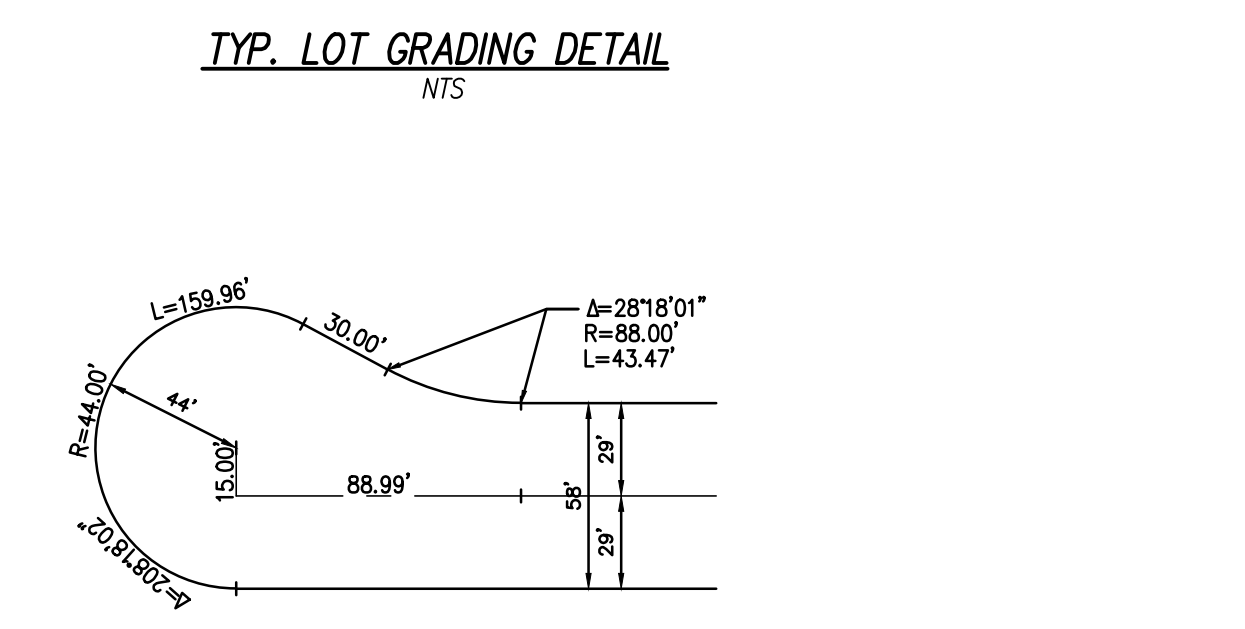
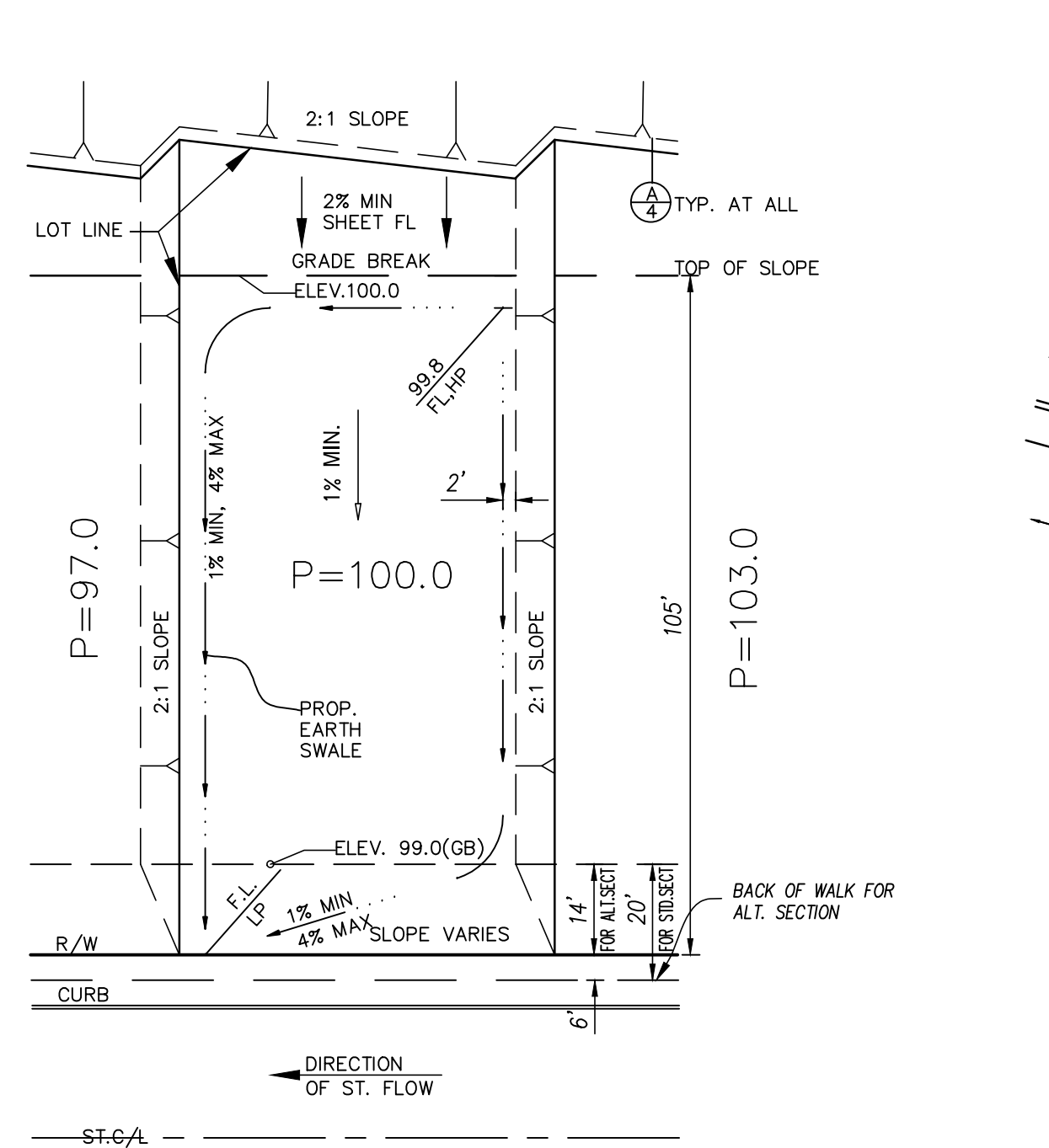
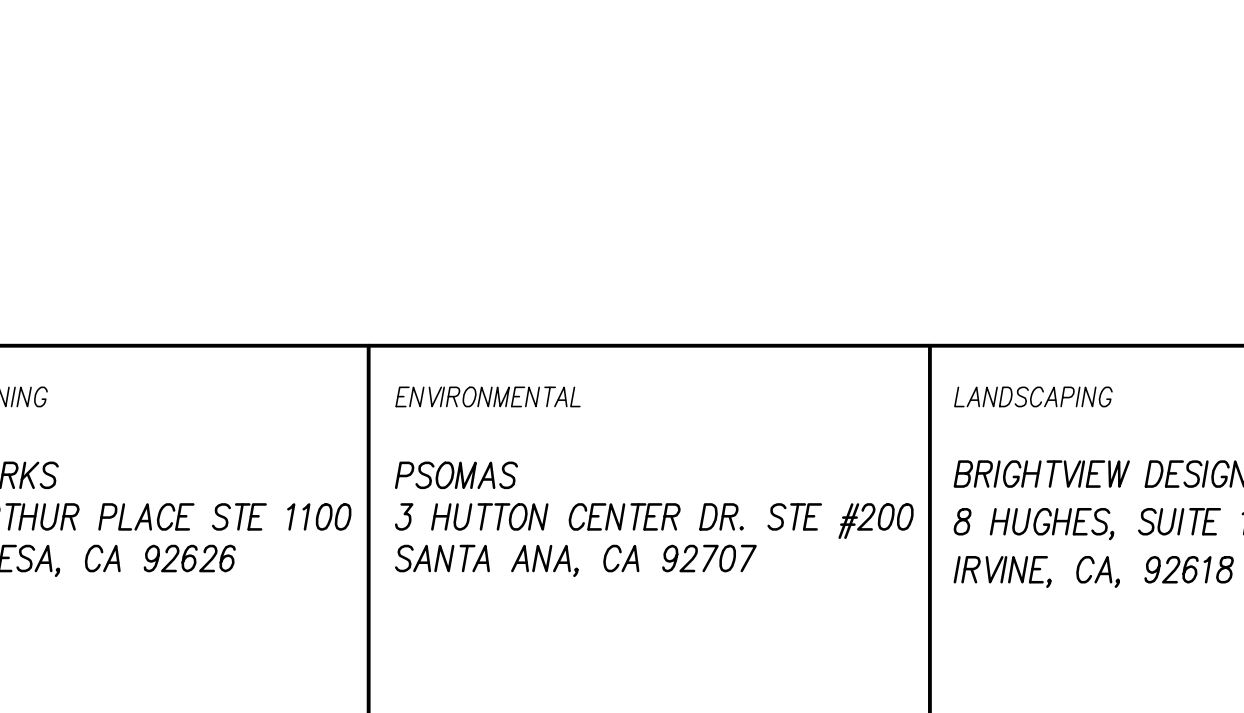
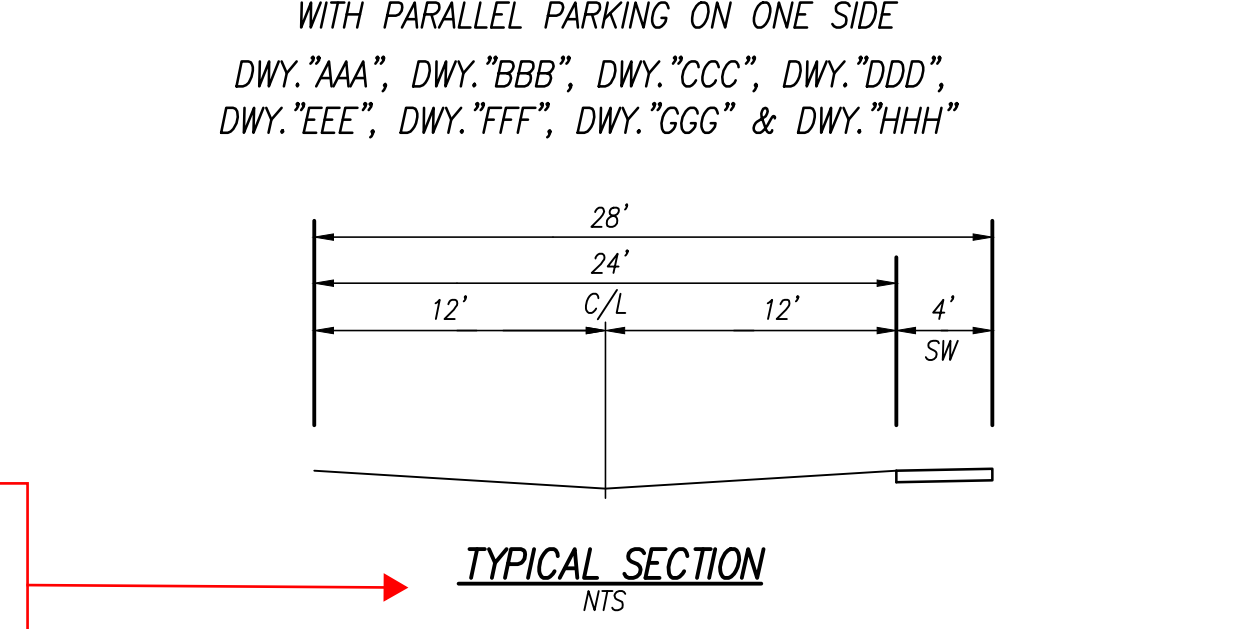
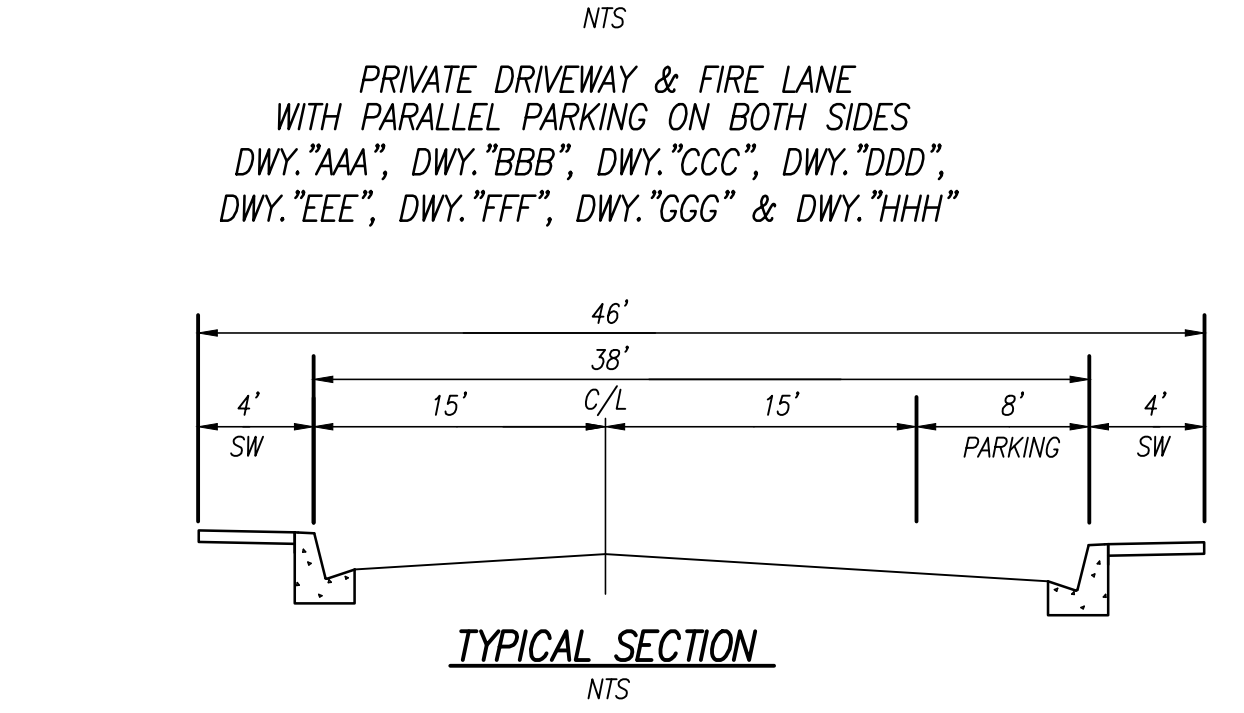
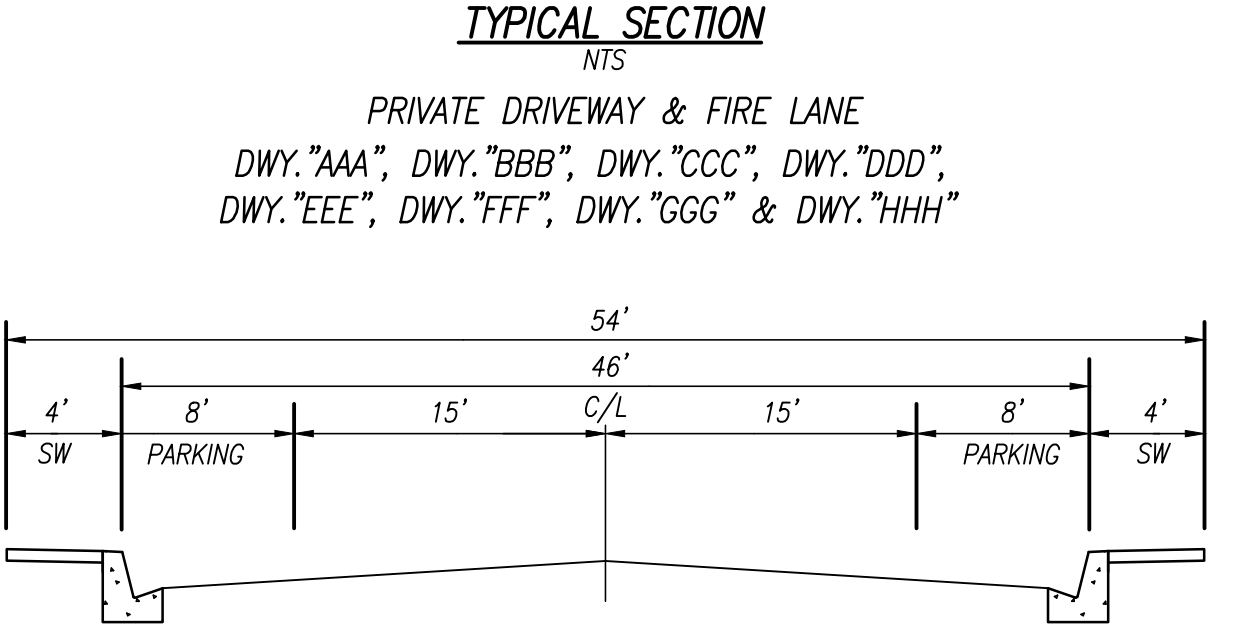
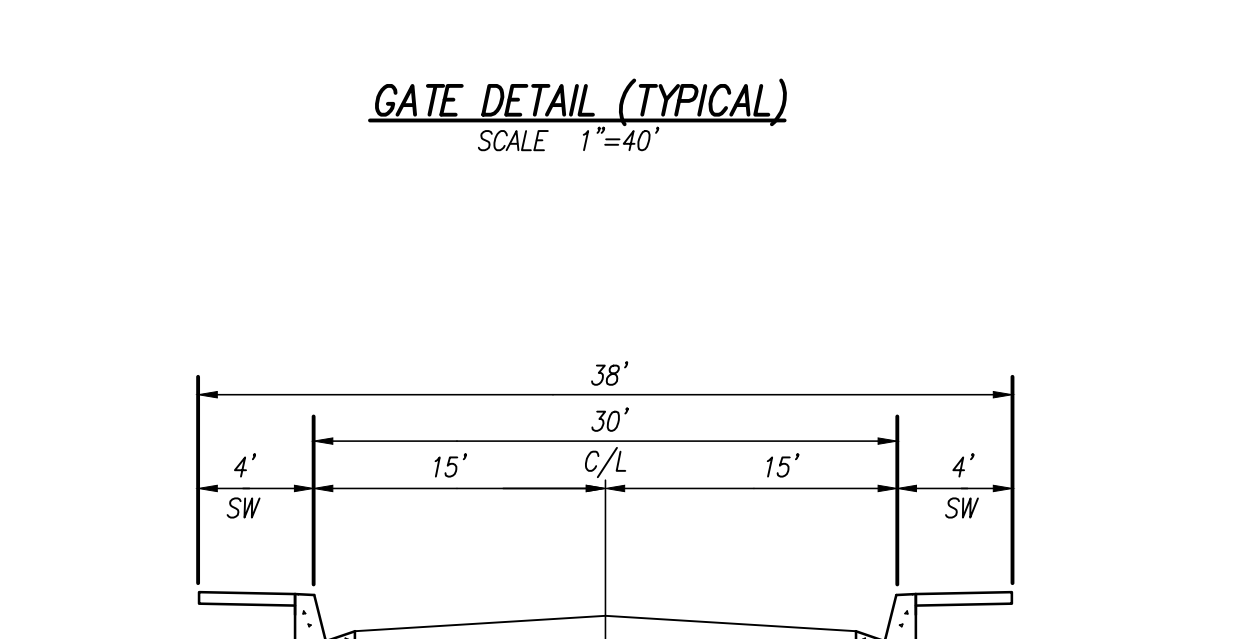
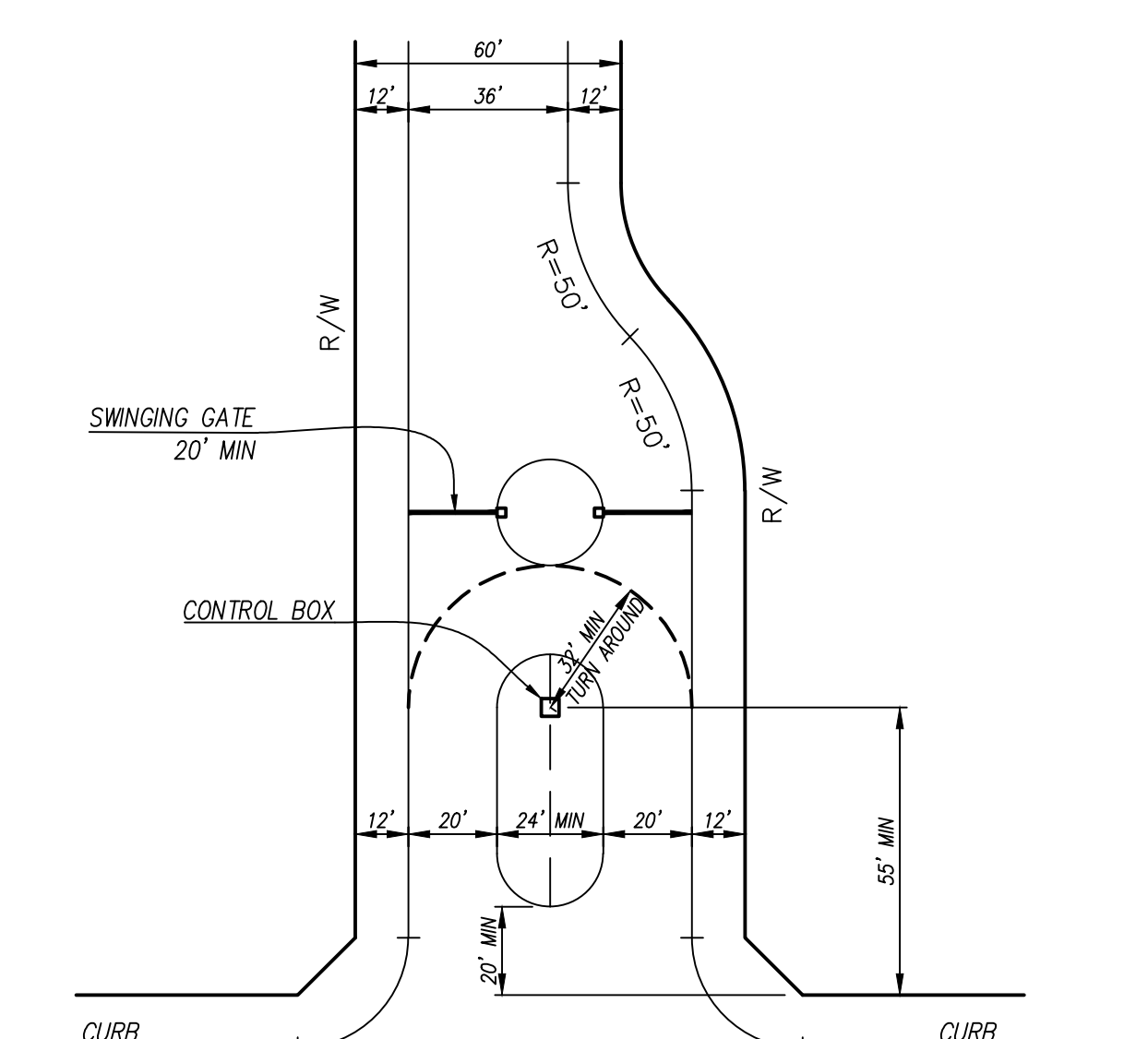
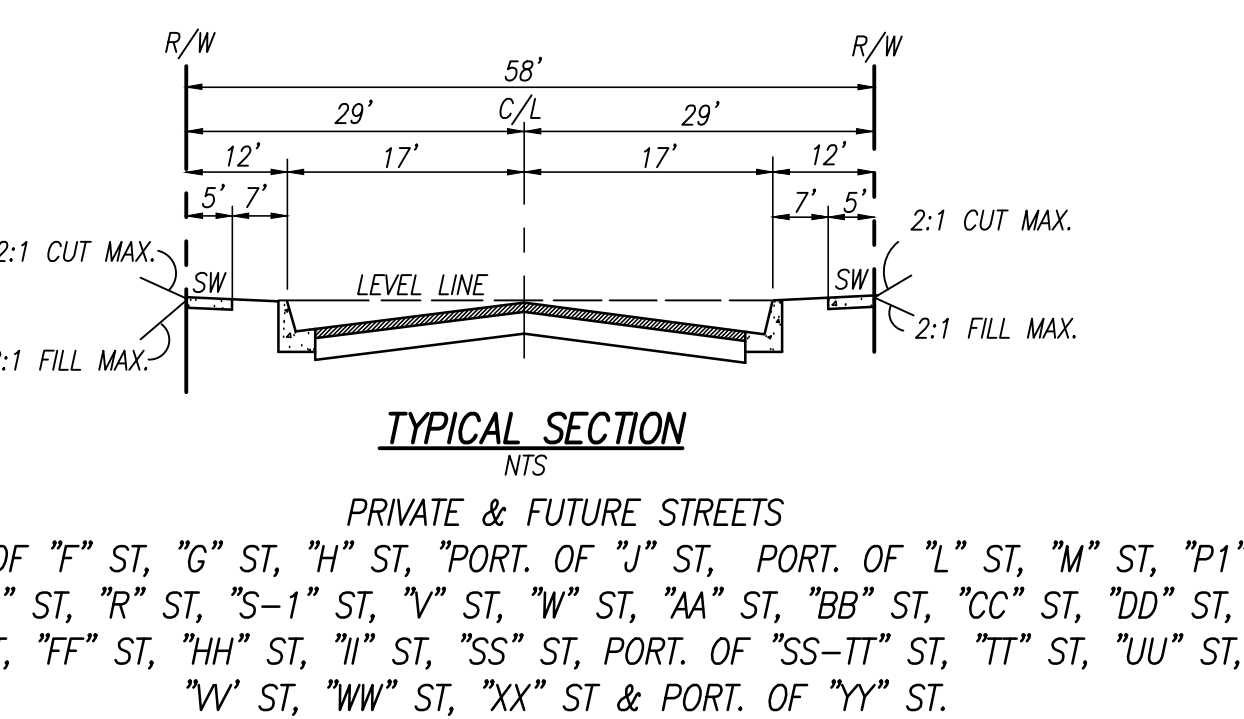
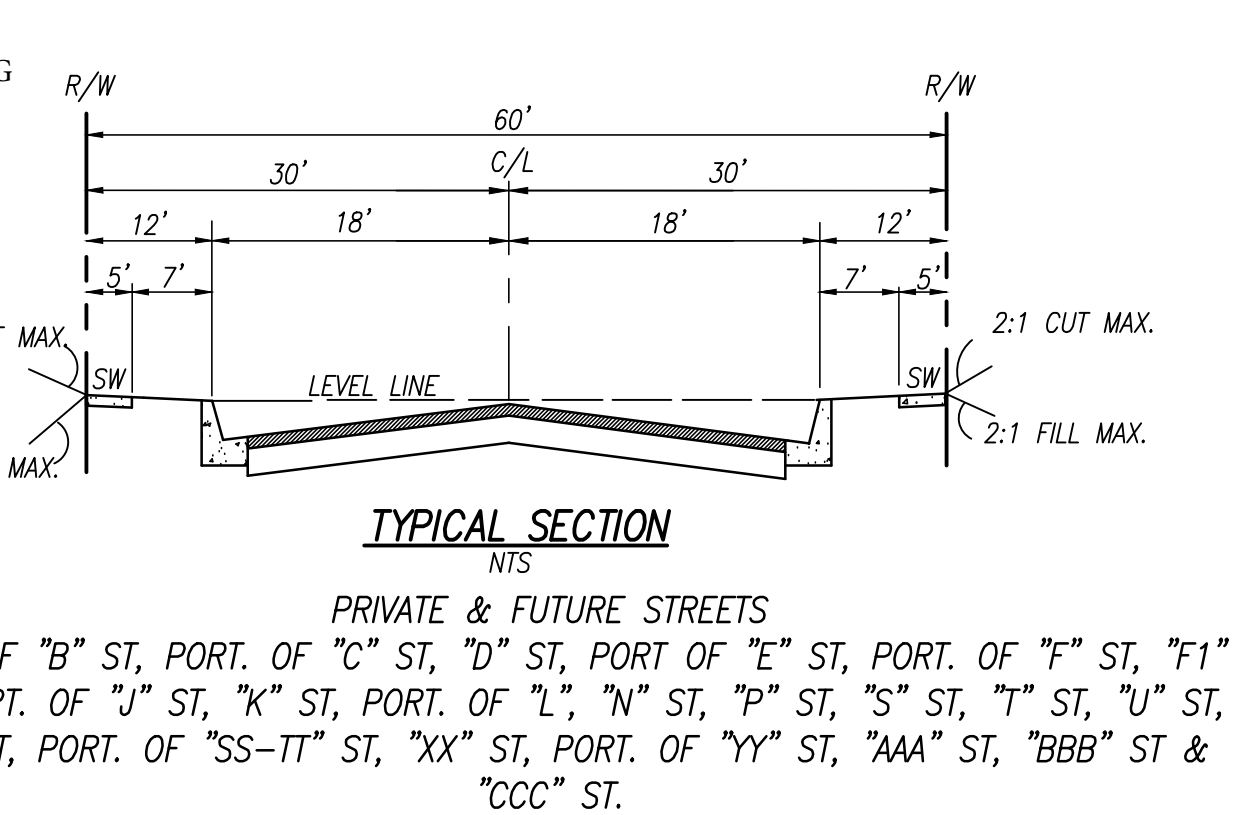
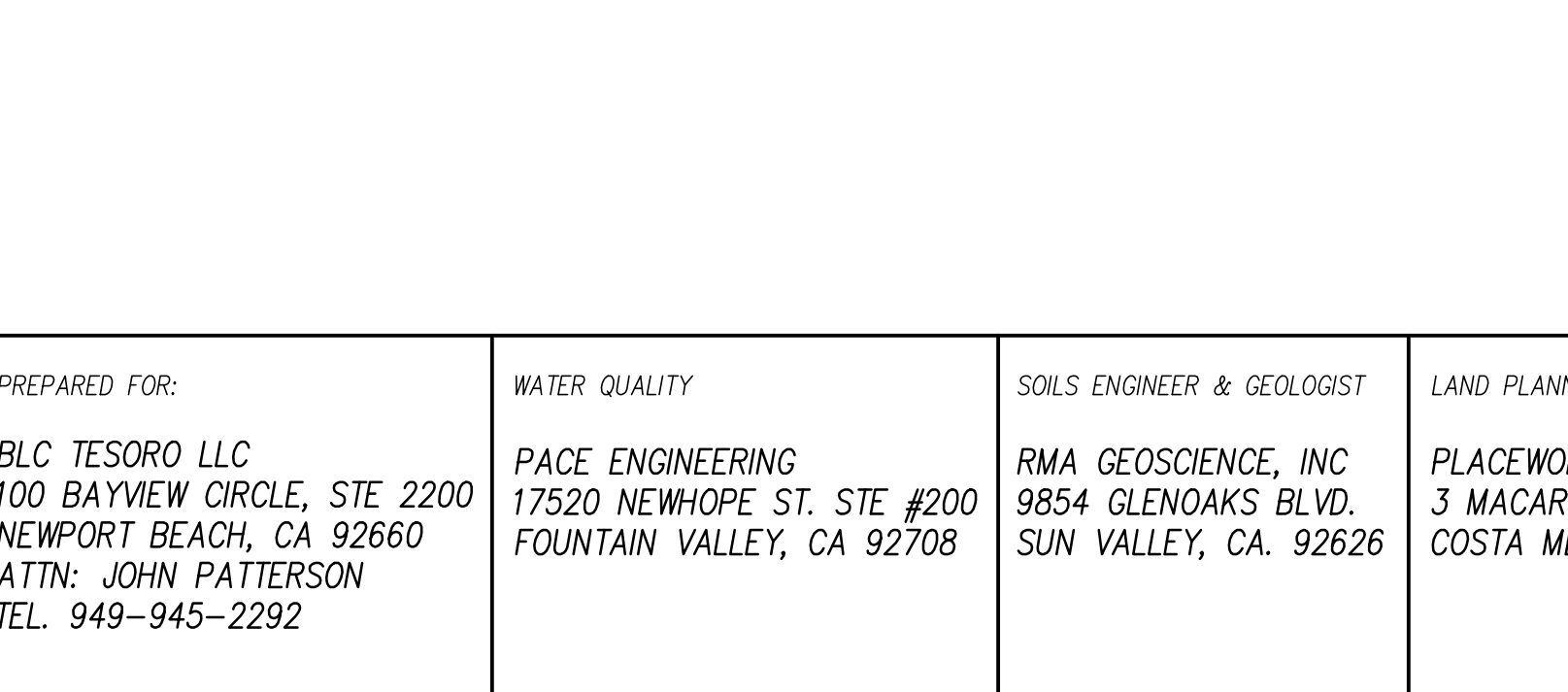
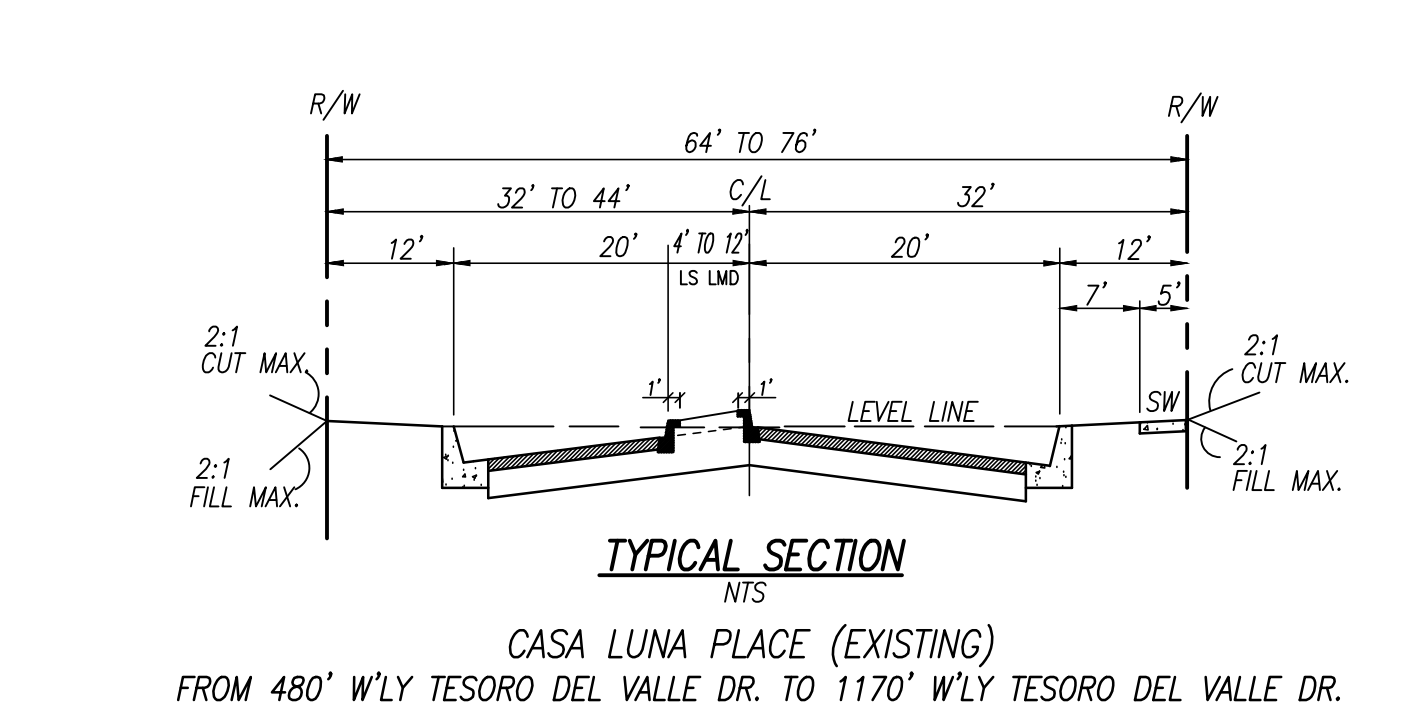
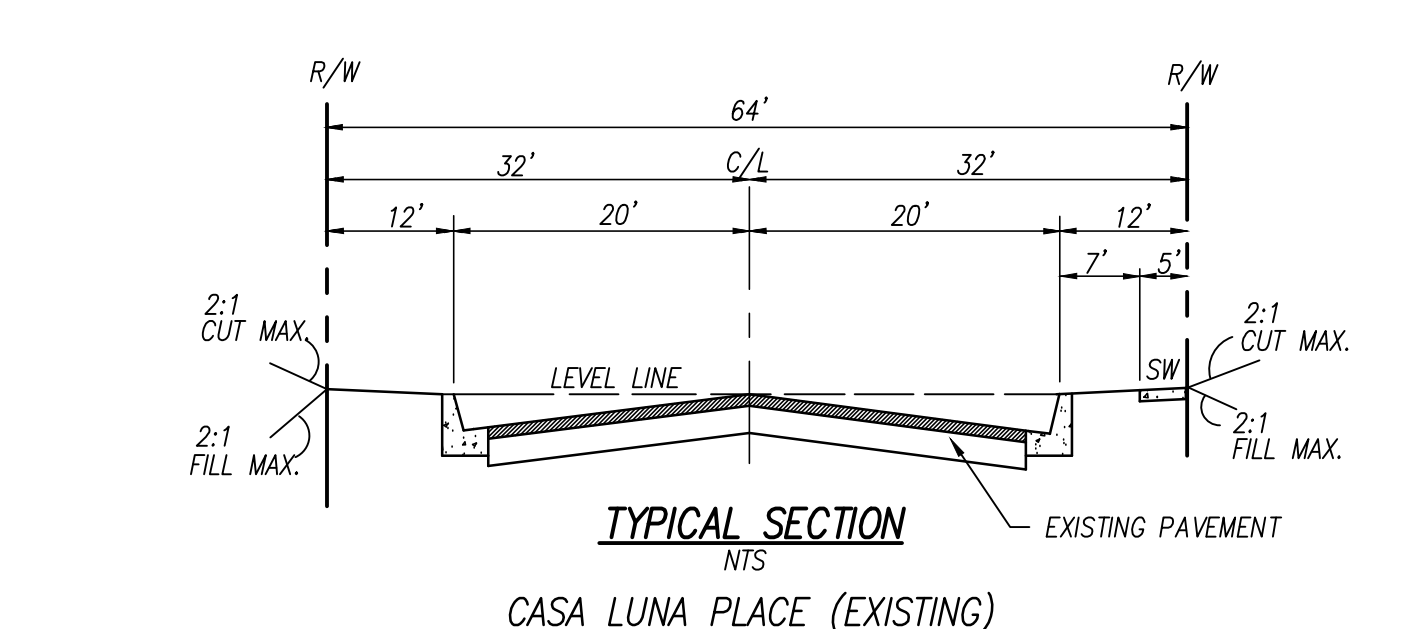
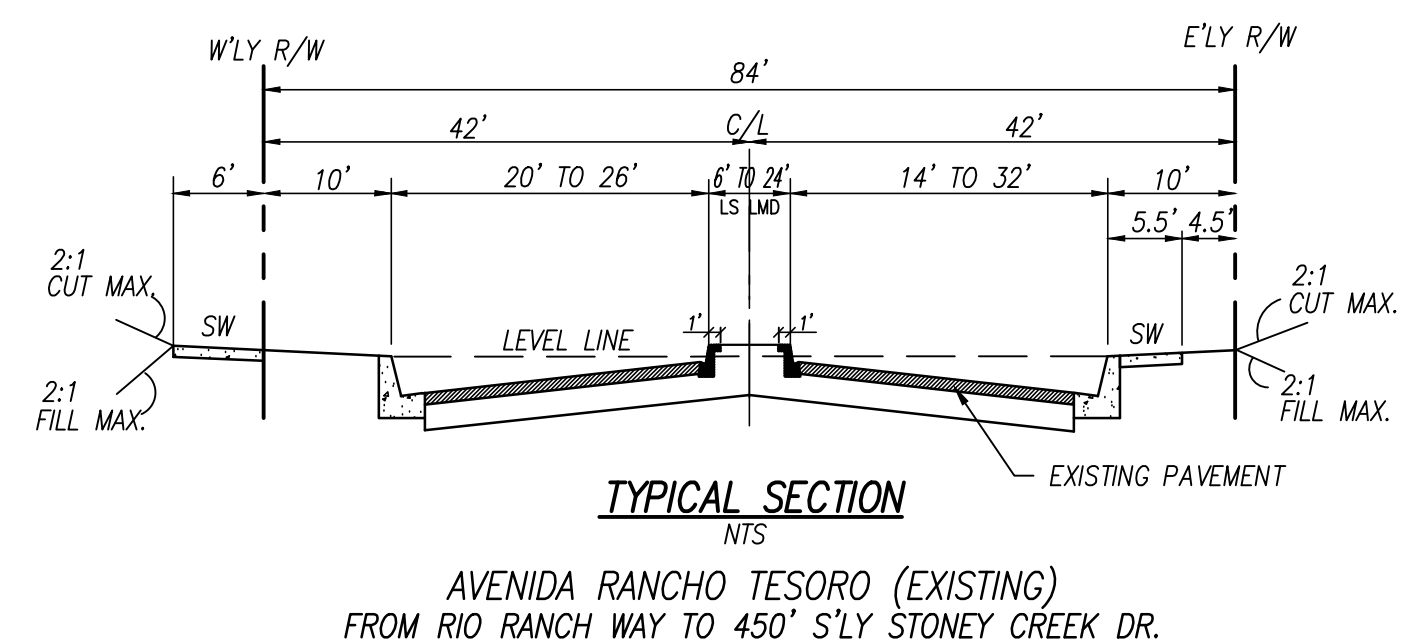
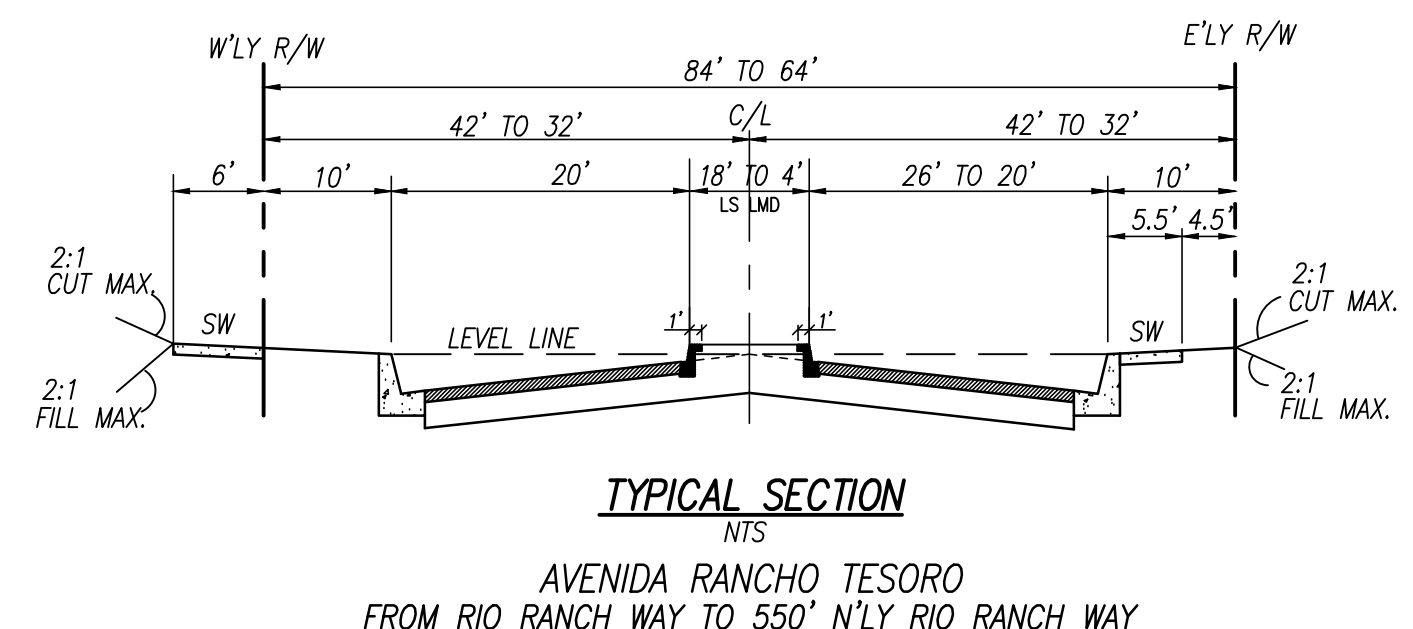
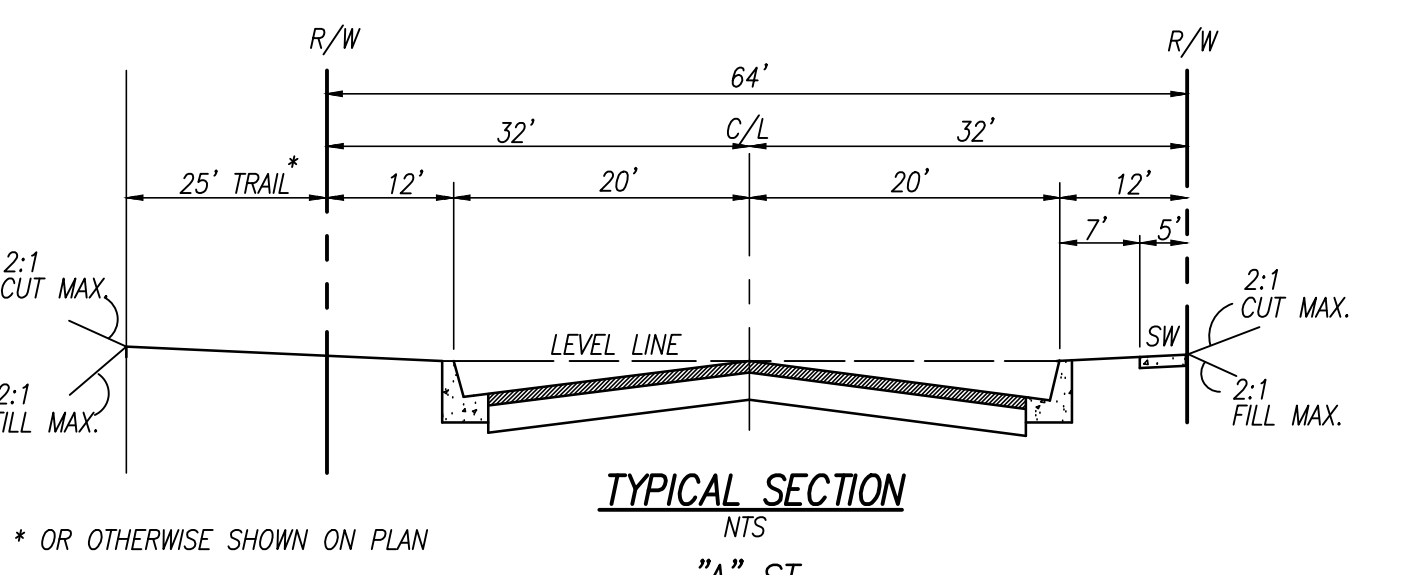
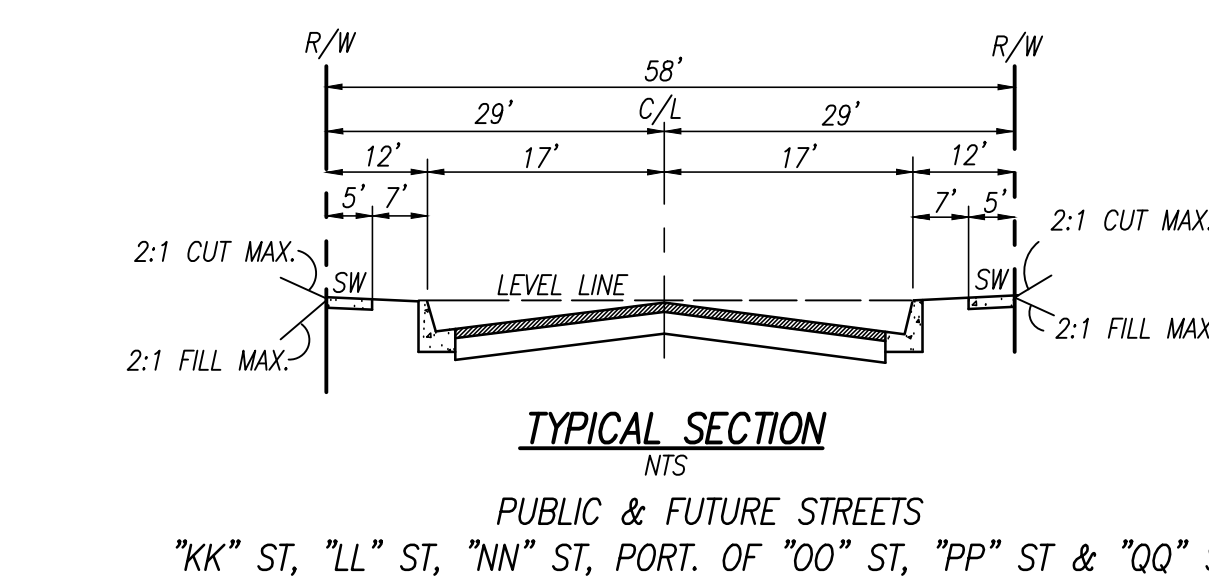
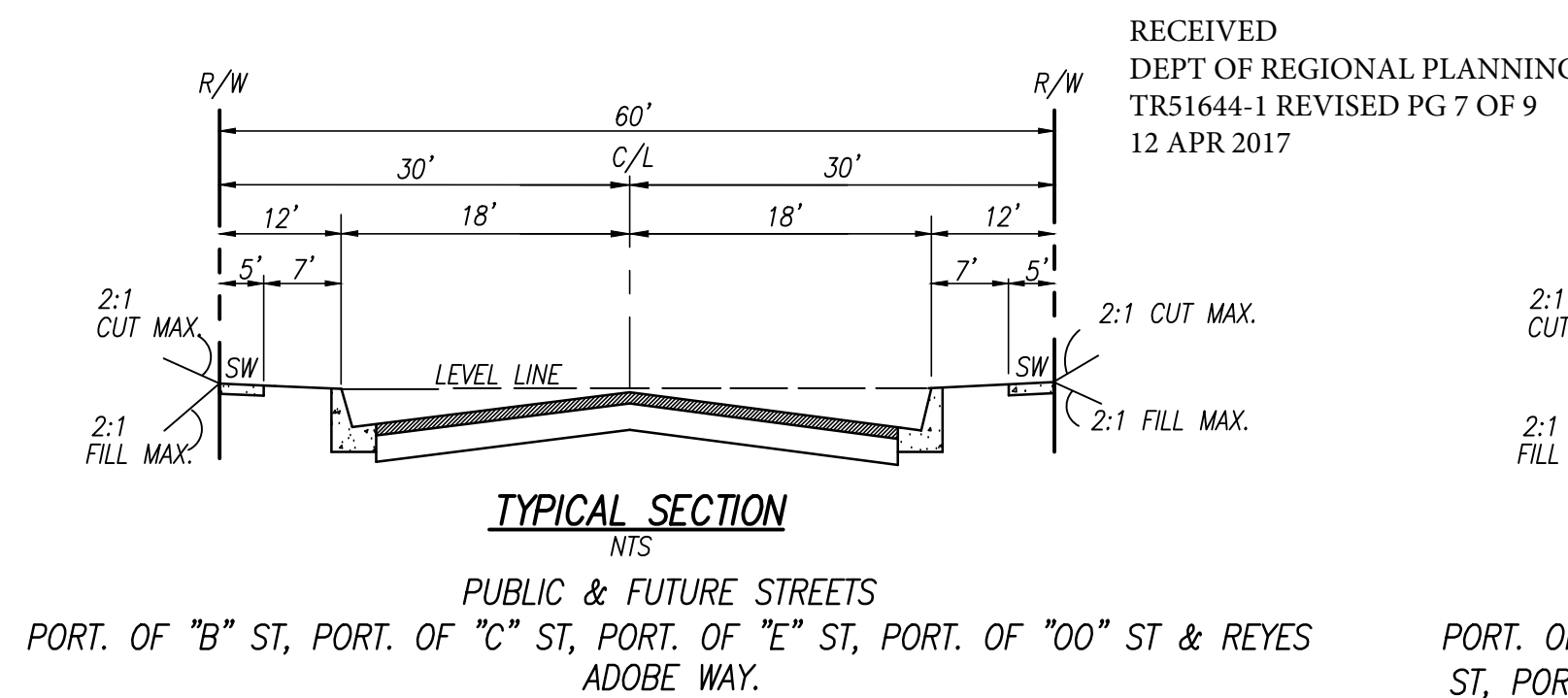


LEGEND

	PROPOSED OR EXISTING HIKING TRAILS WITH NO IMPROVEMENTS PER THIS MAP
	NEIGHBORHOOD TRAILS TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
	COUNTY TRAILS (CLIFFE STONE TRAIL) TO BE ENGINEERED & IMPROVED PER GRADING PLAN (SEE TYPICAL ON SHT. 8)
	RETAINING WALL
	SIGNIFICANT ECOLOGICAL AREA (SEA) LIMIT
	DAYLIGHT LINE
	WATER
	STORM DRAIN
	STORM DRAIN INLET
	RELIEF DRAIN
	SEWER
	PROPOSED GATED ENTRANCE
	TREE NUMBER
	EXISTING COAST LINE OAK - SEE OAK TREE REPORT PREPARED BY FWSM&M DATED MAR. 2017 (SEE ASSOCIATED OAK TREE PERMIT).
	(SEE INDIVIDUAL SHEETS FOR SPECIFIC LOCATIONS)
	DEBRIS BASIN
	WATER QUALITY BASIN
	FIRE DEPARTMENT TURNAROUND
	EXISTING EASEMENT CALLOUT (SEE SHEET 9)
	PLANNING AREA LINE

MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOT NO. AND AREA SUMMARY



LOT NO. AND AREA SU

SINGLE FAMILY LOT				SINGLE FAMILY LOT				SINGLE FAMILY LOT				SINGLE FAMILY LOT			
Lot No.	Gross (SF)	Net (SF)		Lot No.	Gross (SF)	Net (SF)		Lot No.	Gross (SF)	Net (SF)		Lot No.	Gross (SF)	Net (SF)	
1836	8595	8595		1956	5942	5942		2076	11766	11766		2196	6674	6674	
1837	7090	7090		1957	12678	12678		2077	10404	10404		2197	6583	6583	
1838	6677	6677		1958	11058	11058		2078	9187	9187		2198	7278	7278	
1839	6378	6378		1959	10968	10968		2079	12470	12470		2199	7628	7628	
1840	6688	6688		1960	9776	9776		2080	14238	14238		2200	7334	7334	
1841	6969	6969		1961	9117	9117		2081	19996	19996		2201	7426	7426	
1842	6316	6316		1962	7321	7321		2082	16808	16808		2202	7931	7931	
1843	6994	6994		1963	5932	5932		2083	9732	9732		2203	13923	13923	
1844	6865	6865		1964	6410	6410		2084	16407	16407		2204	10302	10302	
1845	5441	5441		1965	6951	6951		2085	12470	12470		2205	6454	6454	
1846	5604	5604		1966	6374	6374		2086	14041	14041		2206	7356	7356	
1847	6170	6170		1967	5718	5718		2087	11179	11179		2207	10432	8073	
1848	6669	6669		1968	8108	8108		2088	12081	12081		2208	7413	7413	
1849	6371	6371		1969	8755	8755		2089	13451	13451		2209	5724	5724	
1850	7117	7137		1970	8461	8461		2090	11631	11631		2210	6404	6404	
1851	9972	9972		1971	10491	10491		2091	13119	13119		2211	11832	11939	
1852	10551	10551		1972	12794	12794		2092	12537	12537		2212	7076	7471	
1853	9469	9469		1973	10024	10024		2093	11740	11740		2213	8792	8792	
1854	9858	9858		1974	9193	9193		2094	12346	12346		2214	8497	8497	
1855	8830	8830		1975	6336	6336		2095	11526	11526		2215	10769	10769	
1856	9612	9612		1976	6111	6111		2096	10738	10738		2216	10037	10037	
1857	8833	8833		1977	5716	5716		2097	10712	10712		2217	10326	10326	
1858	9383	9383		1978	5794	5794		2098	11107	11107		2218	8129	8129	
1859	8251	8251		1979	7025	7025		2099	10291	10291		2219	7187	7187	
1860	8861	8861		1980	6882	6882		2100	11555	11555		2220	14071	14071	
1861	10951	10951		1981	6074	6074		2101	10453	10453		2221	7689	7689	
1862	7260	7260		1982	6760	6760		2102	10757	10757		2222	6779	6779	
1863	6336	6336		1983	12270	12270		2103	13417	13417		2223	8026	8026	
1864	6966	6966		1984	10652	10652		2104	12473	12473		2224	9948	9948	
1865	7364	7364		1985	8149	8149		2105	10613	10613		2225	10037	10037	
1866	6965	6965		1986	7845	7845		2106	12381	12381		2226	13249	13249	
1867	6559	6559		1987	7604	7604		2107	13994	13994		2227	8866	8866	
1868	7489	7489		1988	8693	8693		2108	13153	13153		2228	8736	8736	
1869	8104	8104		1989	9930	9930		2109	11528	11528		2229	9085	9085	
1870	6768	6768		1990	8694	8694		2110	13786	13786		2230	8477	8477	
1871	6097	6097		1991	9634	9643		2111	12886	12886		2231	7253	7253	
1872	6500	6500		1992	10046	10046		2112	12229	12229		2232	7187	7187	
1873	5494	5494		1993	12144	12144		2113	13873	13873		2233	8200	8200	
1874	6327	6327		1994	9866	9866		2114	14782	14782		2234	7156	7156	
1875	6150	6150		1995	9391	9391		2115	12242	12242		2235	7247	7247	
1876	6139	6139		1996	9589	9589		2116	10361	10361		2236	7223	7223	
1877	6992	6992		1997	12031	12031		2117	10167	10167		2237	7801	7801	
1878	6805	6805		1998	10402	10402		2118	10026	10026		2238	10627	10627	
1879	5818	5818		1999	11862	11862		2119	12881	12881		2239	7187	7187	
1880	6342	6342		2000	12270	12270		2120	10048	10048		2240	7033	7003	
1881	6375	6375		2001	13997	13997		2121	10205	10205		2241	6640	6640	
1882	5797	5797		2002	1000	8900		2122	10666	10666		2242	6654	6654	
1883	5903	5903		2003	9004	9004		2123	10871	10871		2243	7270	7270	
1884	6390	6390		2004	8427	8427		2124	11080	11080		2244	7374	7374	
1885	5887	5887		2005	7518	7518		2125	11433	11433		2245	6969	6969	
1886	6685	6685		2006	11115	11115		2126	10217	10217		2246	7346	7346	
1887	6127	6127		2007	12349	12349		2127	11807	11807		2247	7494	7494	
1888	6139	6139		2008	8158	8158		2128	11831	11831		2248	6461	6461	
1889	7951	7951		2009	7167	7167		2129	9727	9727		2249	7688	7688	
1890	7221	7221		2010	7872	7872		2130	9301	9301		2250	8046	8046	
1891	8129	8129		2011	10297	10297		2131	22189	22189		2251	7279	7279	
1892	7525	7525		2012	8274	8274		2132	16566	16566		2252	7132	7132	
1893	6765	6765		2013	13844	13844		2133	11143	11143		2253	6867	6867	
1894	8248	8248		2014	9804	9804		2134	11772	11772		2254	7131	7131	
1895	10184	10184		2015	8461	8461		2135	20496	20496		2255	6913	6913	
1896	8584	8584		2016	9763	9763		2136	12947	12947		2256	7505	7505	
1897	8517	8517		2017	12601	12601		2137	12361	12361		2257	7939	7939	
1898	7079	7079		2018	10020	10020		2138	12169	12169		2258	11378	11378	
1899	8144	8144		2019	11687	11687		2139	12208	12208		2259	8037	8037	
1900	7768	7768		2020	9576	9576		2140	11800	11800		2260	11226	11226	
1901	7704	7704		2021	9187	9187		2141	10805	10805		2261	10373	10373	
1902	10455	10405		2022	8375	8375		2142	10267	10267		2262	9637	9637	
1903	14736	14736		2023	10750	10750		2143	10653	10653		2263	8489	8489	
1904	7245	7245		2024	9980	9980		2144	12547	12547		2264	9555	9555	
1905	7768	7768		2025	7093	7093		2145	12399	12399		2265	7436	7436	
1906	7431	7431		2026	7637	7637		2146	11267	11267		2266	7132	7132	
1907	7105	7105		2027	7562	7562		2147	11663	11663		2267	7912	7912	
1908	6749	6749		2028	11846	11846		2148	12653	12653		2268	8244	8244	
1909	6937	6937		2029	12530	12530		2149	12208	12208		2269	8037	8037	
1910	8402	8402		2030	10766	10766		2150	12663	12663		2270	8008	8008	
1911	7346	7346		2031	8632	8632		2151	12146	12146		2271	8175	8175	
1912	6783	6783		2032	7011	7101		2152	11647	11647		2272	7913	7913	
1913	6713	6713		2033	8938	8938		2153	11549	11549		2273	7132	7132	
1914	7134	7134		2034	16920	16920		2154	11868	11868		2274	8532	7550	
1915	5913	5913		2035	14956	14956		2155	10253	10253		2275	8235	7651	
1916	6544	6544		2036	11964	11964		2156	12509	12509		2276	6960	6960	
1917	6068	6068		2037	13484	13484		2157	12831	12831		2277	6862	6862	
1918	6974	6974		2038	14891	14891		2158	10290	10290		2278	6954	6954	
1919	6443	6443		2039	13430	13430		2159	10462	10462		2279	7025	7025	
1920	6464	6464		2040	13438	13438		2160	10456	10456		2280	7100	7100	
1921	6405	6405		2041	17733	17733		2161	10158	10158		2281	6925	6925	
1922	6002	6002		2042	14888	14888		2162	11267	11267		2282	7531	7351	
1923	7162	7162		2043	15780	15780		2163	13108	13108		2283	8607	8607	
1924	7312	7312		2044	14949	14949		2164	16528	16528		2284	9146	9146	
1925	9699	9699		2045	13865	13865		2165	15679	15679		2285	10427	10427	
1926	13130	13130		2046	13430	13430		2166	12439	12439		2286	7025	7025	
1927	10433	10433		2047	13443	13443		2167	14020	14020		2287	6963	6963	
1928	10033	10033		2048	13604	13604		2168	11789	11789		2288	6656	6656	</

SINGLE FAMILY LOT			LOT SUMMARY		
Lot No.	Gross (SF)	Net (SF)	Lot No.	AREA (Ac.)	LOT USE
2316	6960	6960	2412	6.5	MULTI-FAMILY
2317	7578	7578	2413	5.2	
2318	11583	11583	2414	7.1	
2319	10737	10737	2415	0.5	
2320	8857	8857	2416	1.2	
2321	10909	10909	2417	2.7	DEBRIS BASIN
2322	10317	10317	2418	0.3	
2323	9432	9432	2419	0.8	
2324	9372	9372	2420	1.1	
2325	13558	13558	2421	0.4	
2326	11698	11698	2422	0.4	
2327	10023	10023	2423	0.9	
2328	11148	11148	2424	0.5	
2329	7519	7519	2425	0.5	
2330	6744	6744	2426	2.4	
2331	9517	9517	2427	0.7	WATER QTY. BASIN
2332	10930	10930	2428	1.9	
2333	10092	10092	2429	1.0	
2334	8569	8569	2430	0.6	
2335	8830	8830	2431	1.7	
2336	9013	9013	2432	0.2	
2337	9229	9229	2433	0.9	
2338	8966	8966	2434	1.0	
2339	10817	10817	2442	3.8	
2340	8954	8954	2436	0.4	
2341	8219	8219	2437	0.2	EXIST. WATER TANK
2342	8327	8327	2438	1.5	
2343	7859	7859	2439	0.6	
2344	7651	7651	2440	0.6	
2345	10229	10229	2441	1.0	
2346	13191	13191	2442	2.0	PROP. WATER TANK
2347	10892	10892	2443	0.6	
2348	11030	11030	2444	2.0	HELI-PAD
2349	10842	10842	2445	0.2	
2350	11379	11379	2446	0.2	SR. RECREATION AREA
2351	11233	11233	2447	0.2	
2352	10400	10400	2448	0.8	SR. RECREATION CTR.
2353	10460	10460	2449	1.6	
2354	10420	10420	2450	1.5	LINEAR PARK
2355	11363	11363	2451	0.7	
2356	11146	11146	2452	0.7	
2357	11359	11359	2453	0.4	
2358	10515	10515	2454	0.5	
2359	9802	9802	2455	0.1	PRIVATE PARK
2360	14352	14352	2456	0.5	
2361	12137	12137	2457	1.8	
2362	7039	7039	2458	0.6	
2363	7264	7264	2459	0.9	
2364	8196	8196	2460	0.5	RECREATION CENTER
2365	8730	8730	2461	1.0	
2366	8046	8046	2462	2.3	
2367	10115	10115	2463	148.9	
2368	11846	11846	2464	20.5	
2369	10683	10683	2465	82.0	OPEN SPACE
2370	11002	11002	2466	522.8	
2371	10895	10895	2467	89.3	
2372	11293	11293	2468	9.4	
2373	14796	14796	2469	15.9	
2374	11055	11055	2470	11.1	PVT. DRIVEWAY LOT
2375	10866	10866	2471	38.6	
2376	10809	10809	2472	20.1	
2377	10227	10227	2473	3.2	
2378	9447	9447	2474	1.9	
2379	9763	9763	2475	1.1	PVT. DRIVEWAY LOT
2380	10486	10486	2476	4.7	
2381	9652	9652	2477	0.4	
2382	7083	7083	2478	0.02	
2383	7224	7224	2479	2.0	
2384	7618	7618	2480	1.3	
2385	8238	8238	2481	0.2	
2386	8690	8690	2482	1.7	
2387	8622	8622	2483	0.1	
2388	7520	7520	2484	2.4	
2389	6886	6886	2485	0.7	PVT. DRIVEWAY LOT
2390	8234	8234	2486	0.3	
2391	6300	6300	2487	6.7	
2392	6374	6374	2488	0.2	
2393	6657	6657	2489	1.9	
2394	7113	7113	2490	1.1	
2395	6861	6861	2491	2.5	
2396	6047	6047	2492	2.7	
2397	6413	6413	2493	3.6	
2398	14551	14551	2494	1.9	
2400	8201	8201	2495	1.8	PVT. DRIVEWAY LOT
2400	7192	7192	2496	2.2	
2401	7532	7532	2497	1.8	
2402	7001	7001	2498	2.6	
2403	6911	6911	2499	2.8	
2404	7451	7451	2500	0.8	
2405	8582	8582	2501	1.2	
2406	7722	7722	2502	1.8	
2407	6922	6922	2503	2.5	
2408	7176	7176	2504	0.7	
2409	7251	7251	2505	2.2	PVT. DRIVEWAY LOT
2410	7375	7375	2506	0.4	
2411	8635	8635	2507	2.6	
			2508	1.5	
			2509	4.2	
			2510	3.6	
			2511	2.3	
			2512	3.8	

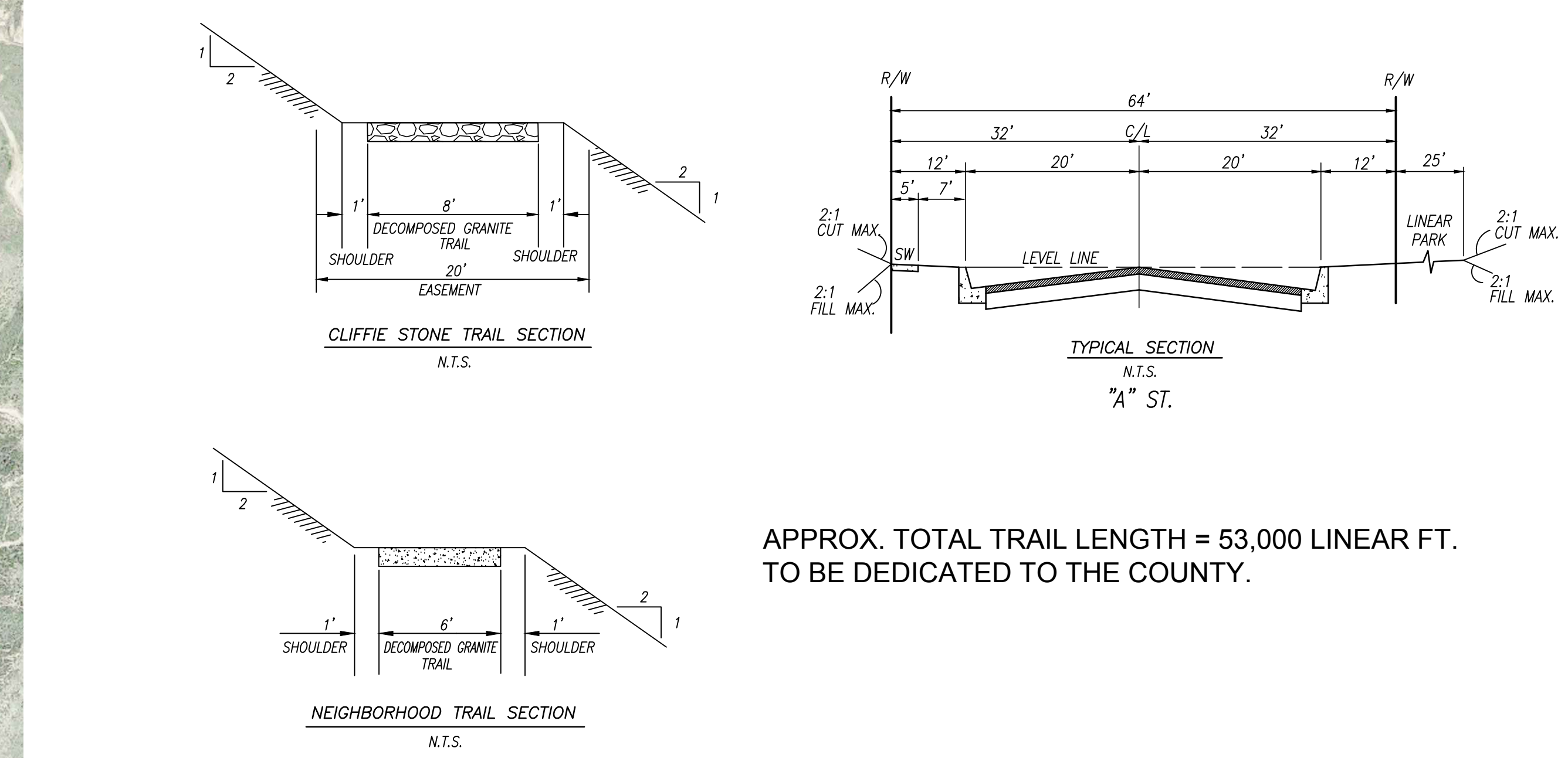
NOTE:

1. ALL RESIDENTIAL LOT AREAS ARE IN SQUARE FEET;
NON-RESIDENTIAL LOT AREAS ARE IN ACRES.
2. GROSS AND NET AREAS ARE THE SAME EXCEPT LOT
1765, 1787, 2153, 2207, 2274 & 2275.

 **SIKAND**
Engineering | Planning | Surveying

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Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com





MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



NOTE: ALL TRAILS ARE SUBJECT TO COUNTY APPROVAL
PRIOR TO RECORDATION OF FINAL MAPS

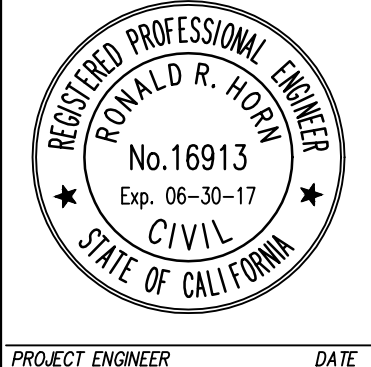
MAJOR LAND DIVISION
REVISED VESTING TENTATIVE TRACT NO 51644-1
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

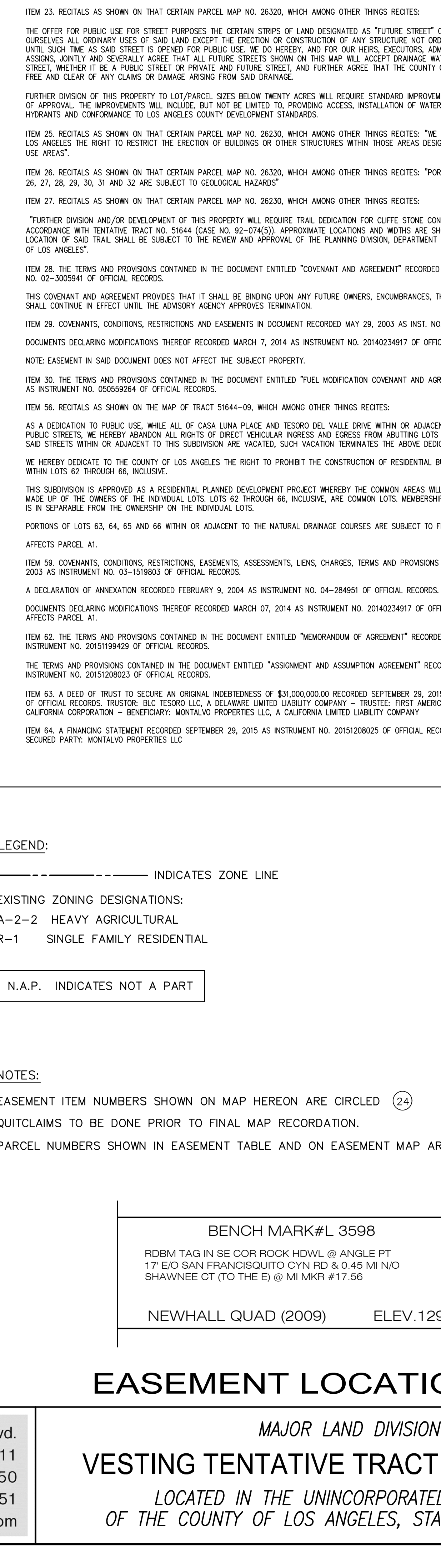
-  PROPOSED COUNTY TRAILS
-  PROPOSED NEIGHBORHOOD TRAIL
-  PROPOSED OR EXISTING COMMUNITY TRAILS
-  GATED ENTRANCE.

PREPARED FOR:	WATER QUALITY	SOILS ENGINEER & GEOLOGIST	LAND PLANNING	ENVIRONMENTAL
CBL TESORO LLC 1000 BAYVIEW CIRCLE, STE 2200 NEWPORT BEACH, CA 92660 ATTN: JOHN PATTERSON TEL. 949-945-2292	PACE ENGINEERING 17520 NEWHOPE ST. STE #200 FOUNTAIN VALLEY, CA 92708	RMA GEOSCIENCE, INC 9854 GLENDAOKS BLVD. SUN VALLEY, CA. 92626	3 PLACEWORKS 12640 HUTTON PLACE STE 1100 COSTA MESA, CA 92626	PSOMAS 3 HUTTON CENTER DR. STE #200 SANTA ANA, CA 92707

7	4-11-17	PERUSE PER SUBDIVISION COMMITTEE MEETING DATED 12-16-16.				
6	10-25-16	PERUSE PER SUBDIVISION COMMITTEE MEETING DATED 6-2-16.				
5	4-19-16	PERUSE PER SUBDIVISION COMMITTEE MEETING DATED 1-28-16.				
4	12-22-15	PERUSE MAP TO YES, DU INCLUDING 15 SOUNDS, REDUCING GRADING, PROJECT FOOTPRINT AND POSITION OF AREA "A".				
3	9-10-15	CLARIFY STREET NAME, MOOREY GATE LOC, RE: REAL TRAIL, AND LINE OF SIGHT, RED-SHOT EASEMENT & MUSIC REUSE.				
2	2-27-10	PERUSE PER ALTERNATE AND MEDIAN: CALL OUT 241 DEDS AS 3+ AC, REDUCING DEDS TO 10+ AC.				
1	11-04-08	ADDED CLOSING HEDR TANK LOTS AND REMOVED LOTS PER PHASING MAP. ADDED DENSIFYING BARRIERS, TERRACE GRADING & MUSIC REUSE (IMPROVED) LOTS FROM AREA "A" TO AREA "B".				
	DATE	REVISION	DATE:	DWG. NO.	SHEET	OF
SCALE: CHK'D BY:	APPROVED BY:		05/18/1996	508-023-05E	8	9
AS SHOWN						



15230 Burbank Blvd.
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com



* TO BE ABANDONED IN PLACE & REDEDICATED IF NEEDED
** TO BE QUITCLAIMED, NEW EASEMENT TO BE PROVIDED

LEGAL DESCRIPTION
BEING PORTIONS OF SECTIONS 21, 22,
27, 28, 33 AND 34, TOWNSHIP 5 NORTH,
RANGE 16 WEST, SAN BERNARDINO
MERIDIAN TOGETHER WITH PORTIONS OF
RANCHO SAN FRANCISCO RECORDED IN
BOOK 1, PAGES 521 AND 522 OF
PATENTS IN THE OFFICE OF THE COUNTY
RECORDER OF LOS ANGELES COUNTY.



EASEMENT LOCATION MAP

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT NO 51644-

*LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA*